MUMBAI
HOUSING COMPASS

Decoding Mumbai's 80+ Pincodes

Rahul Ajmera • Dr. Adv. Harshul Savla, D.Litt.

Adv. Darsh Dharod • Amaanuddin Siddique

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Foreword

Boman R. Irani

Dear Readers,

Mumbai is more than a city - it is a sentiment, a living organism that evolves with every skyline that rises and every street that transforms. To build here is not merely about design, regulation, or capital - it is an act of **deep responsibility.** As developers, we are custodians of a city whose geography is limited, but whose aspirations are **limitless**.

What Mumbai Housing Compass does remarkably well is decode this complex urban ecosystem, one pin code at a time. It reflects a discipline I greatly admire - the ability to treat data not just as statistics, but as stories: of how people live, how developers must respond and how markets adapt.

The young authors have undertaken a task of immense directional value to the real estate community. In an age where gut instinct must be validated with grounded insight, this book offers a clear lens to view Mumbai's micro-markets with conviction. This is more than a housing report - it is a **strategic toolkit** which can be utilized by developers, investors, policymakers and even homebuyers towards decision making.

At Rustomjee, we've always believed homes are built with context, not just concrete. That context - from shifting buyer psychology to evolving carpet area trends - is precisely what this book presents with **clarity** and **precision**.

I believe this work like this will become a **foundational reference** for those who want to build not just real estate, but lasting communities. It elevates the conversation from where to build to why we must build better. I encourage more such research and reporting, which can serve as a continuing guide to the better development of our beloved city.

My congratulations to the authors - and my encouragement to all readers: **don't just read this book, use it.**

Address: 702, Natraj by Rustomjee, WEH,
Andheri East, Mumbai – 400 069

About the Author

Rahul Ajmera

Rahul Ajmera is a third-generation real estate developer and the driving force behind Vasupujya Corporation, a family-run enterprise with deep roots in Pune's real estate landscape since 1980. With their distinctive philosophy of "Quality over Quantity," Vasupujya Corporation has established a development approach that stands apart in today's mass-production real estate market—executing only one project at a time, on self-owned land parcels, with personal oversight throughout the construction process. Vasupujya Corporation has delivered over 1400 homes in 20+ projects spread over 10,00,000 square feet built-up area in Mumbai and Pune till date.

A Civil Engineering graduate from IIT Bombay, Rahul Ajmera made a strategic educational choice aligned with his family's real estate legacy. His professional background includes valuable work experience at industry giants - Shapoorji Pallonji and RBSA Advisors, providing him with a rare combination of engineering expertise and financial acumen that informs his data-driven development methodology.

Over the last decade, Rahul Ajmera has successfully overseen the delivery of multiple landmark projects across Pune, including Neco Beaumont at Mohammadwadi, Neco SkyPark at Pimple Nilakh, and Neco Alpha at Pimple Nilakh. Currently, the firm is developing Neco Park Central at Kharadi

(Residential Units) and Neco Officers Ville near NIBM Road (NA Plots) - each project reflecting Rahul Ajmera's commitment to thoughtful design and practical living solutions.

What truly distinguishes Rahul Ajmera in Pune's competitive real estate sector is his pioneering use of data analytics to drive decision-making. Through his consultancy firm AREA Foresight, he provides critical market intelligence to real estate developers, financial institutions, and government bodies, helping them make informed decisions about property sizing and pricing. This analytical approach has established him as one of Pune's most reliable voices in real estate intelligence, with his market analyses and trend forecasts regularly featured across in newspapers and shared by prominent social media influencers.

Rahul Ajmera's commitment to transparency extends beyond his projects. Through myhomeinpune.com, he offers homebuyers unbiased information about real estate options in Pune without advertisement bias. His comprehensive HomeBuyer's Guide educates potential homeowners on critical aspects of property purchase, while his initiatives to organize bulk material purchases for CREDAI Pune Metro members help developers reduce construction costs.

A testament to Rahul Ajmera's client-focused philosophy is Vasupujya Corporation's post-possession engagement through regular community meetings and dedicated communication channels. "Our end goal isn't just building most homes, but building communities where most residents are happy," says Rahul, who regularly interacts with residents at his projects.

Beyond real estate, Rahul Ajmera has won several national and international accolades for Short Film Making during his college days at IIT Bombay. He also shares his travel and dining experiences online, bringing the same passion and attention to detail that characterizes his approach to real estate development.

Through his multifaceted contributions to Pune's real estate ecosystem, Rahul Ajmera represents a new generation of developers who combine technical expertise with market intelligence and customer-centricity—revolutionizing the industry one thoughtfully designed project at a time.

About the Author

Dr. Adv. Harshul Savla, D.Litt.

Dr. Harshul Savla, D.Litt. is Managing Partner of Suvidha Lifespaces which has successfully completed more than 2 million sq.ft. in last 35 years across Mumbai City under the able leadership of Mr. Pramesh Rambhiya. CRISIL India and Realty Icon Awards recognized Dr. Harshul as "Young Thought Leader" and Realty NXT featured him as "Young Turk of Real Estate Sector". He has won the prestigious CREDAI-MCHI Golden Pillar Award in the category of Best Debutant Real Estate Developer and has been awarded "Young Achiever of the Year" by ET NOW, CNN News 18, ZEE Business, MAHARASHTRA Times, ABP News, Realty+, MID DAY, Business World and Realty Quarter.

Dr. Harshul has featured in the Business World and Realty Plus "40 under 40" list as Real Estate's Young Turk consecutively in 2021, 2022, 2023, 2024 & 2025. He has also been awarded the prestigious "Pillars of Maharashtra" award in 2022 by Hon'ble Member of Parliament for Mumbai North. The Times Group's Economic Times has awarded Dr. Harshul Savla as an Inspiring Personality 2022 for exceptional contribution to Real Estate Sector. Mid Day's "Success Stories 2022" has featured Dr. Harshul's various achievements and journey. He has been a TEDx Speaker too.

Dr. Harshul has worked as EA to Ramesh Nair, former Chairman, JLL India and has worked in the Wealth Management Team at TATA Capital where he was awarded the National Award for Exemplary Performance. He is a perfect blend of Corporate Experience along with stellar education credentials of D.Litt., Ph.D., LL.M, LL.B, MBA and BMS from prestigious institutions like JBIMS, GLC, Narsee Monjee, ITM and Department of Law, University of Mumbai.

Dr. Harshul holds the World Record for "Maximum Degree from Single University" and his World Record is mentioned in World Book of Records London, The British World Records, International Book of Records, International Talent Book of Records, Exclusive World Record, Asian World Records, Global Records & Research Foundation, Amazing Indian Records, World Records India, India Book of Records, Kohinoor Vidyasamrat, Champion Book of World Record, High Range Book of World Records etc.

He also holds the World Record for "Maximum Books Authored & Published in a Year" for authoring and publishing 12 Real Estate Books in the year 2021 in English Language. Dr. Harshul is awarded as "Author of the Year" at the prestigious CNBC Awaaz Real Estate Excellence Awards 2022 held at Taj Lands End, Mumbai. He has also been awarded by ZEE Business as the Author of the Year in 2023 and by Realty Quarter in 2024 at the 7th Real Estate and Construction Industry Leadership Awards 2024. Dr. Harshul has been awarded as "Real Estate Author of the Year" at the 3rd Corp

Dr. Harshul was awarded Doctorate (Ph.D.) for his Thesis on REITs (Real Estate Investment Trusts) which is first such thesis in India on the said subject and the Thesis is also available in the form of a book. Apart from this he is an NSE Certified Market Professional - Level 4 and has done a course on 'Strategic Real Estate Management' from ISB, Hyderabad.

Dr. Harshul is "Chairman: Statistics & Standards" at CREDAI National, which has more than 13,300 Real Estate Developers as its Members and has presence in 230 Cities (21 State Chapters). He is Research Convenor of CREDAI MCHI and heads its Statistics & Research Wing. CREDAI MCHI is a leading Real Estate Developers Association of MMR having 1,800 members across its 14 Units. Dr. Harshul has also served as the National Head of the Committee on E-Learning and Masterclass at CREDAI National Youth Wing from 2021-2023 and is presently the "Chairman: Business Process Optimization"

Dr. Harshul is also an Amazon Best Selling Author and has authored 24 books on the Real Estate Sector and General Management, making his books one of India's most comprehensive literatures on Real Estate Sector. Some of his books are: Real Estate Laws, Reality of Realty, Real Estate Valuation, Affordable Housing, NBFC & HFC Crisis, Fractional Ownership & REITs, Insolvency & Bankruptcy Code, Self-Redevelopment & Reviving Stalled Projects, Digitalizing Real Estate Sector in Built Environment, Building Information Modeling, Green Buildings, Facility Management, COVID-O-NOMICS, Luxury Retail, Alternative Real Estate, Judicial Journey under RERA, Self-Redevelopment and Reviving Stalled Projects, NCLT & IBC in Real Estate Sector, ERA POST RERA, Funding Options for Developers, FSI – A Development Control Tool, The Redevelopment Guide, RERA Simplified, Real Estate Financing Options, Real Estate Dictionary etc. He regularly writes articles for fortnightly business magazine "Property House" and may other newspapers and journals.

Dr. Harshul is Associate Professor at ITM University and is also a Ph.D. Guide/Supervisor with them. He was a Visiting Faculty and Guest Lecturer at the prestigious RICS School of Built Environment,

Mumbai Campus. He taught the subject 'Real Estate Development Process' to Management Students at the Mumbai Campus. He was also a Guest Lecturer at REMI - The Real Estate Management Institute, Mumbai. He was Invited to conduct Session on REITs in India for Developers Members of NAREDCO and was one of the youngest Member Developer to do so. He has also delivered a lecture at PEATA (I) on Future of Realty. He is also a renowned moderator for panels discussing various aspects of Realty and has moderated more than 60 panel discussions so far.

Dr. Harshul has recently embarked his research journey for his second Ph.D. which he is pursuing from the Department of Law, University of Mumbai under the guidance of Former HOD of the Department. His thesis is on the topic of RERA and will be the first Ph.D. in Law thesis in India on RERA.

Dr. Harshul is also the Founding Member of the "RERA Practitioners' Welfare Association" and the Founding Member of "IRIYA Realty Intelligentsia and Advisory Foundation of India" which comprises of Innovation Centre, Think Tank and Centre of Excellence. Dr. Harshul is also part of the Managing Committee of IBG (India Business Group). Dr. Harshul is a Founding Member at the 500 MBA Club and also a Mentor at the Founder Institute which is the world's most proven network to turn ideas into fundable startups and startups into global businesses.

About the Author

Adv. Darsh Rekha Ketan Dharod

Adv. Darsh Rekha Ketan Dharod is a young millennial of 28 years having keen interest and plethora of knowledge about the Real Estate Industry.

Adv. Darsh has been keenly watching and tracking the real estate industry from about when he was in his pre-teens, the spark and interest kicked-off in him while visiting a few under construction projects and subsequent interactions with key stakeholders and stalwarts from the industry.

Adv. Darsh is an alumnus of Bombay Scottish School, Mahim an institution which is 176 years old, ranked among the top 2 in Mumbai and top 6 in India. He stood among the top 1 percent in the ICSE Board 10th Grade examinations.

Adv. Darsh has degrees in Accountancy, Finance, Management and Law having studied Bachelors of Accountancy and Finance (B.A.F) from H.R. College of Commerce and Economics in which he stood at 6th Rank in entire University of Mumbai, Bachelors of Law (LL.B) from K.C. Law College, Masters of Commerce in Management (M.Com) and Masters of Law (LL.M) from University of Mumbai and is currently in the last and final stage of completing Chartered Accountancy (CA) from Institute of Chartered Accountants of India and Chartered Financial Analyst (CFA) from CFA Institute, USA.

Adv. Darsh started working rather at an early age of 19 years while still in college, managing both studies and work which has helped him work in different industries.

Adv. Darsh as part of Chartered Accountancy course has completed 3 years of articleship, there after worked in Tata Capital, a Tata Group Company in Special Projects developing a new digitally enabled platform driving collaboration among its business enabling the dream of 'One Tata' which eventually took the shape as the super app 'Tata Neu'. He later worked at HDFC Property Ventures a Real Estate Private Equity Fund and a HDFC Group Company and IEG Investment Banking Group, a German based Investment Bank. He has also worked at Colliers International in their Consulting and Advisory team, in which he advised on various Real Estate Developments and Asset classes to top Developers, Industrialists and Governments in 25 cities across 7 States and 2 UTs in India.

In his stint at Adani Realty, in CEOs Office- Strategic Projects, he was part of the founding member team for Dharavi Redevelopment Project which is Asia's Largest Slum Rehabilitation and Urban Regeneration Project.

Adv. Darsh has been recipient of many prestigious awards in his life such as the "R.K. Sharma Memorial Prize" for highest distinction in ICSE Examinations, Letter of Appreciation from Mr. Rajendra Darda, Editor-in-chief Lokmat and Minister of School Education in Government of Maharashtra. He was felicitated with various awards during his college years for his contribution to college and academic performance by Dr. Indu Shahani, Principal of H.R. College of Commerce and Economics and former Sheriff of Mumbai. He's also been recipient of awards by Bombay Scottish School, K.C. Law College, KVO, LNMA among many others.

Adv. Darsh is actively involved and one of the youngest committee members in the history of CREDAI MCHI (Confederation of Real Estate Developers' Association of India & Maharashtra Chamber of Housing Industry), where he is a part of Statistics and Research Wing. CREDAI MCHI has more than 1800 Developers as its members across 14 City Chapters making up for entire Mumbai Metropolitan Region.

Adv. Darsh is also actively involved and is also one of the youngest committee members in the history of CREDAI National Youth Wing, where he is a part of Business Process Automation Committee. CREDAI National has more than 13,300 Developers as its members in 21 States and 230 City Chapters across India.

Adv. Darsh is also an Amazon Best Selling Author and has authored more than 10 books on the Real Estate Sector, making his books one of India's most comprehensive literatures on Real Estate Sector. Some of his books are: Self-Redevelopment & Reviving Stalled Projects, Alternative Real Estate, Insolvency & Bankruptcy Code, ERA post RERA, Funding Options for Developers, FSI- A Development Control Tool, The Redevelopment Guide, RERA Simplified etc. Adv. Darsh due to his rich and diversified academic and professional experience, regularly holds Seminars and is also a Guest Lecturer on different topics covering Finance, Law, Real Estate, among others at prestigious colleges in India. He has also written articles and snippets for a few newspapers, magazines and journals.

Adv. Darsh has mentored over 50 students pursuing their Masters, MBA and other specialization courses from institutions and universities such as NMIMS, IIT- Kharagpur, CEPT, NICMAR,

RICS, GLC, MIT, UC Berkley, Cranfield, HSNC, Nirma, KC law, Amity among others. Adv. Darsh has also been the guide for final year Dissertation, Thesis, DRP for many of the above students.

Adv. Darsh is also a podcaster, and has hosted and interviewed few of the top experts from the Real Estate Industry through the podcasts, specifically, he has been a host in the Podcast series "The Deep Dive" by CREDAI National which is available across mediums such as Youtube and Spotify, focussing on deep diving into some key aspects related to the real estate industry in India

Adv. Darsh is also actively involved in a few NGOs and for his contributions to society has been facilitated by Ministry of Railways, Government of India among many other organizations. He has also represented India at an UNESCO event held in Europe and Turkey.

Adv. Darsh has keen interest in sports, has run several marathons and been a gold medallist in Swimming, Chess and Badminton.

About the Author

Amaanuddin Siddique

Amaan Siddique is a 20-year-old student and bestselling author with a profound interest in real estate. He achieved remarkable academic success at Beacon High School, Mumbai, where he served as head boy, scoring 99% in his ICSE examinations and 96% in his ISC examinations at Jasudben ML School. Currently, he is pursuing a degree in Statistics and Economics at St. Xavier's College, Mumbai, which is recognized as the number one autonomous college in India. This prestigious institution is renowned for its rigorous academic standards, holistic education approach, and strong emphasis on research and extracurricular activities.

Amaan's passion for the real estate industry stems from his early exposure to it through his father, Moinuddin Siddique, who is the founder of Doors Realty, a company renowned for its consultation in luxury real estate in Mumbai. He has also gained valuable insights from his maternal uncle, Naveen Nandwani, Managing Director at Savills. Working alongside his father has provided Amaan with invaluable experiences, deepening his love for the industry. He wishes to work in real estate moving forward and hopes to bring about positive changes by leveraging his diverse academic knowledge and industry experience. He has also had the privilege of learning from esteemed professionals such as Dr. Adv. Harshul Savla, which has further deepened his appreciation for the field.

He is the author of RERA Simplified and the Real Estate Dictionary, both of which received widespread acclaim and solidified his presence in the real estate literature space. Additionally, he is the host of a business podcast at his college, where he engages in insightful discussions on entrepreneurship, finance, and industry trends. In addition to his academic and professional pursuits, Amaan is an active

social advocate, involved with NGOs that focus on environmental conservation. He has participated in significant initiatives, including protests to protect Aarey Forest. Amaan also has a keen interest in sports and fitness, having played cricket at a professional level, and he is dedicated to maintaining a healthy lifestyle. In his leisure time, he enjoys wildlife photography, capturing the beauty of nature.

Disclaimer

Data Source and Limitations:

1. This data is derived from the MahaRERA website, where real estate projects data is publicly available.
2. It is possible that some of this data could be incorrect, which may skew the analysis. Thus, data provided in this book should not be relied on for micro-level accuracy, but rather can be used to study macro-level trends.
3. For analysis, we assume that every new MahaRERA project registration means that new inventory has been launched in the market.
4. This data may also include units that are provided under Permanent Alternative Accommodation Agreements, which are not available for free sale.

Additional Important Considerations:

5. The analyses and projections contained in this book are based on data available as of the publication date. Real estate markets are dynamic and subject to rapid changes due to economic, regulatory, or other external factors.
6. Market classifications, neighbourhood boundaries, and property categorizations used in this book are based on the authors' methodology and may differ from other industry definitions or official designations.
7. This book does not constitute investment, legal, or financial advice. Readers should consult with appropriate professionals before making any real estate investment decisions.
8. Historical trends presented in this book are not guarantees of future performance. All real estate investments involve risk and may result in losses.
9. While every effort has been made to ensure the accuracy of the information presented, the authors and publisher assume no responsibility for errors, omissions, or discrepancies in the data.
10. References to specific properties, developments, or areas are for analytical purposes only and should not be construed as endorsements or recommendations.
11. The statistical methods employed in this analysis have inherent limitations, and alternative methodologies might yield different results.
12. Readers are encouraged to verify all critical information through independent sources before acting on any information contained in this book.

The authors and publishers have made every effort to provide accurate, comprehensive market analysis, but this book should be considered one of many tools in making informed real estate decisions, not the sole basis for such decisions.

Introduction

Mumbai, India's financial powerhouse, drives the nation's real estate market with its unique blend of limited space and enormous demand. As the city continues to evolve, understanding its property landscape has never been more crucial for success.

Since 2020, more than 3,000 projects in Mumbai City have been registered under MahaRERA, comprising nearly 300,000 units. With such a high volume of construction activity concentrated in a limited area, it has become crucial to understand supply-demand statistics at a detailed, micro-level to truly grasp the state of Mumbai's real estate market. Where is most of the new supply being added? What is the breakdown of carpet areas and unit configurations within this new supply? This book aims to answer these questions by providing granular insights into nearly every major location in Mumbai City, allowing readers to assess how new supply trends may impact the real estate market in each micro-market.

This book offers a powerful tool for everyone involved in Mumbai's real estate market. Developers can identify emerging opportunities, investors can discover promising micromarkets, homebuyers can make informed decisions, and policymakers can better understand housing trends to shape effective regulations.

Our analysis examines 83 distinct micromarkets (by pincode) across Mumbai City, using authentic data from the official MahaRERA website to reveal exactly what's happening in each area. These selected pincodes cover more than 99.9% of all the new launches in the city's real estate market. We track new housing projects, showing how apartment sizes and types are changing to meet buyer needs.

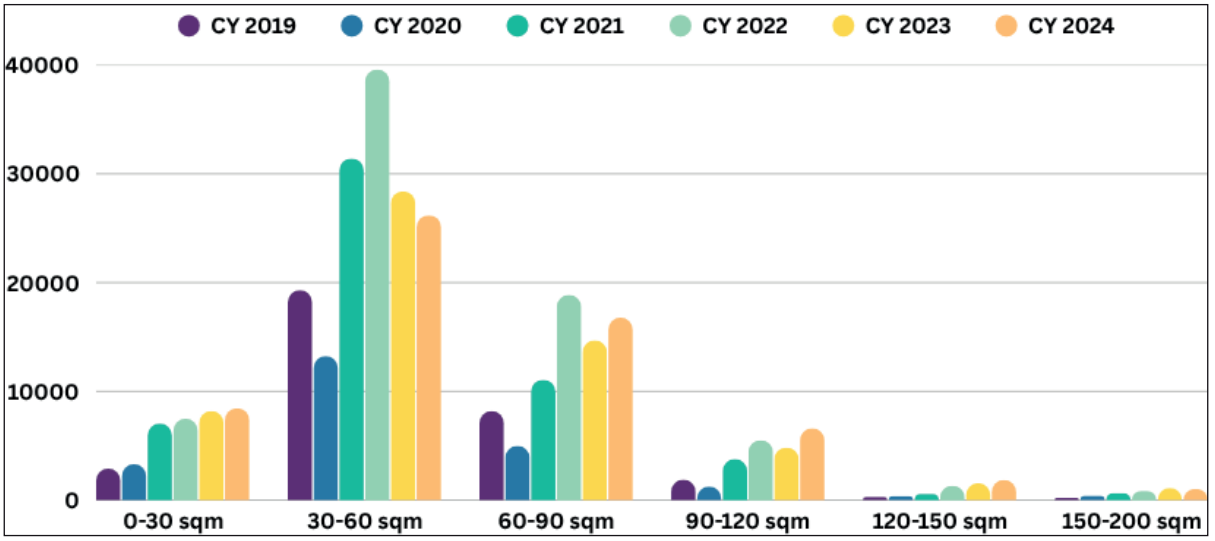
The pages ahead take you on a neighbourhood-by-neighbourhood journey through Mumbai's real estate scene, with easy-to-understand maps, charts, and insights. Whether you're planning to build, invest, buy, or simply understand this dynamic market, this book provides the clear, actionable information you need to make smart decisions in Mumbai's competitive property landscape.

Analysis of New Real Estate Launches in Mumbai City (By Pincode)

Mumbai City

MUMBAI
CITY MAP
ARABIAN SEA
SANJAY GANDHI NATIONAL PARK
NAVI MUMBAI

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	3,306	7,037	7,486	8,187	8,447
30-60 sqm	13,234	31,405	39,565	28,375	26,189
60-90 sqm	5,003	11,070	18,872	14,681	16,778
90-120 sqm	1,246	3,777	5,515	4,845	6,604
120-150 sqm	386	577	1,344	1,572	1,856
150-200 sqm	432	661	874	1,114	1,034

0-30 sqm: Compared to the average of the previous three years, this segment has experienced growth in 2024. The increase indicates a continuous demand for compact homes likely driven by young professionals and small families opting for affordable housing solutions in central locations of Mumbai. This trend may also reflect an ongoing shift towards micro-apartments as a response to high real estate prices.

30-60 sqm: This segment has seen a decrease compared to the previous three-year average. This decline suggests a shift in buyer preference towards slightly larger living spaces, likely fuelled by the work-from-home culture and a desire for more spacious homes. The reduction in new supply may also be due to developers reallocating resources to tackle larger configuration demands.

60-90 sqm: There is a mild decline from the previous average, indicating a stable yet slightly decreasing interest in this segment. Market dynamics suggest that families requiring moderate space are either trading up to larger units or leveraging the market to secure competitively priced solutions. The location dynamics, particularly in suburban areas, continue to influence the demand in this range.

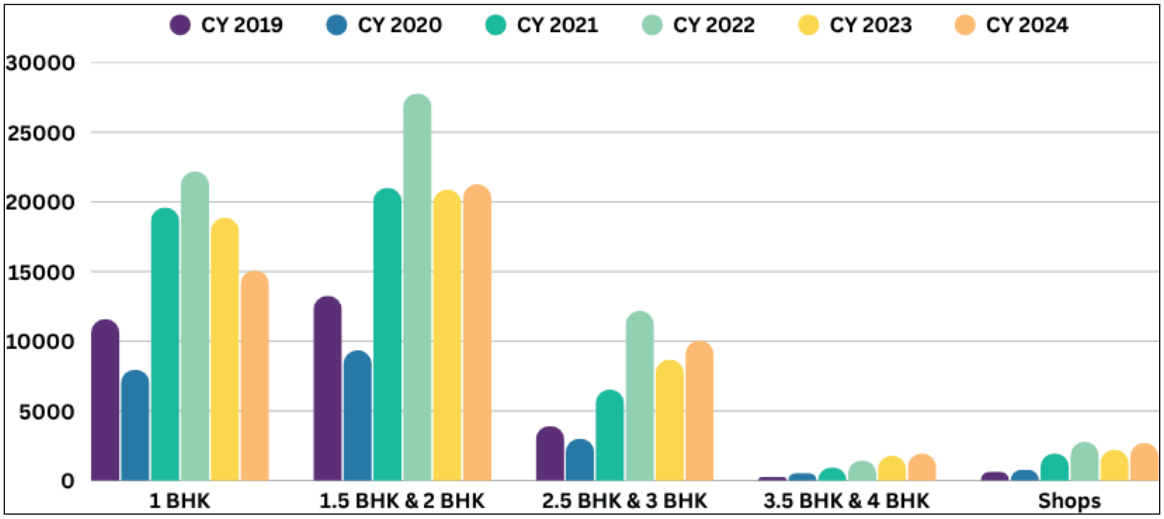
90-120 sqm: The supply increase in this range marks a positive shift, suggesting growing interest from mid-sized families and upwardly mobile professionals. This growth aligns with relocating buyers seeking suburban spaciousness within Mumbai's burgeoning residential hubs. Developers are responding to trends favouring upgraded living experiences without compromising city proximity.

120-150 sqm: A significant increase compared to the prior three-year average indicates heightened demand, likely by affluent middle-class buyers aiming for luxury affordability. It depicts market confidence in investing in long-term, premium housing within emerging neighbourhoods. This rise signals strategic developer focus on the segment perceived as providing optimal returns.

150-200 sqm: This segment remains steady compared to the last three years' average, showing modest growth. It highlights continued interest from luxury buyers navigating between expansive apartments and independent villas. Factors such as upscale amenities and location prestige remain prominent drivers for buyer engagement within this niche luxury market.

The ongoing demand in smaller and premium segments underscores a dual market dynamic where affordability and spacious luxury coexist as primary drivers. For homebuyers, strategic opportunities exist to capitalize on expanding inventory in larger homes. Developers, meanwhile, must balance between catering to compact urban living and suburban luxury demand to optimize market presence.

Analysis of New Supply by Configuration



Mumbai City	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	25,599	55,995	75,902	60,930	63,244
1 BHK	7,975	19,594	22,183	18,876	15,098
1.5 BHK & 2 BHK	9,359	21,016	27,790	20,885	21,276
2.5 BHK & 3 BHK	3,028	6,536	12,190	8,693	10,049
3.5 BHK & 4 BHK	546	945	1,462	1,792	1,955
Shops	782	1,968	2,787	2,241	2,709

1 BHK: The decline in new 1 BHK supplies reflects a shift from the past three-year average towards more spacious accommodations. The trend indicates a changing preference among first-time homebuyers and young couples who are seeking slightly larger and more functional living spaces, likely influenced by remote work arrangements and family planning needs.

1.5 BHK & 2 BHK: This segment shows stability, with supply keeping pace with the recent three-year average. It suggests that these configurations continue to appeal to small families and couples, offering a balance between affordability and space. Proximity to transport links and thriving residential localities remain central to their sustained interest.

2.5 BHK & 3 BHK: Seeing modest growth from the three-year average, this configuration reflects a move towards larger household settings among growing families. The increased interest points to preferences for comprehensive amenities and community living, influencing suburban and peripheral neighbourhood developments.

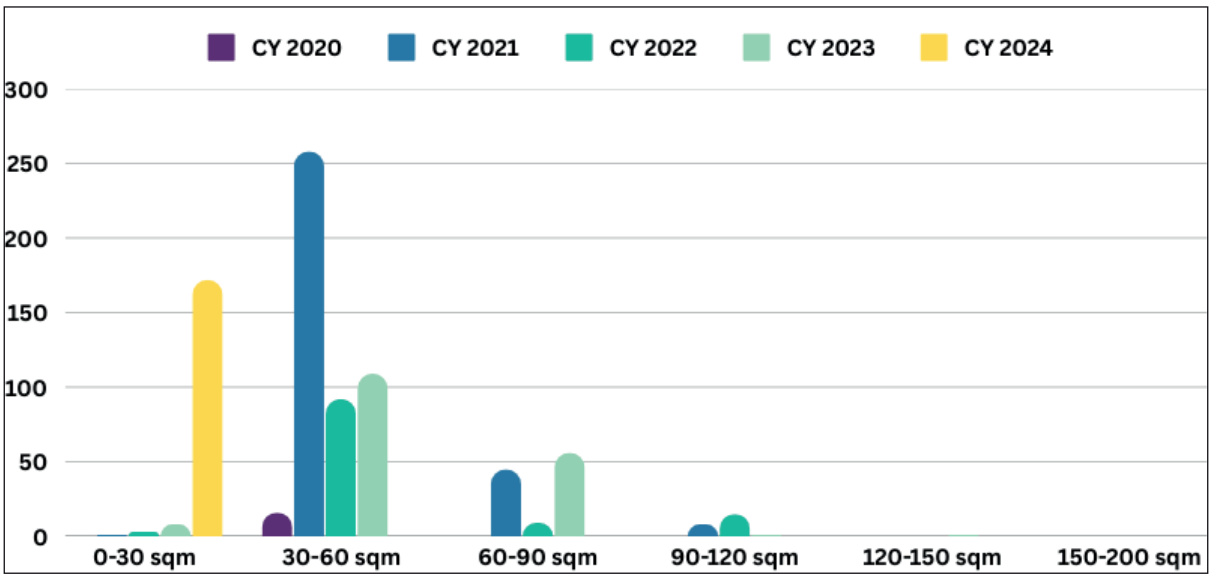
3.5 BHK & 4 BHK: Substantial growth highlights a significant upscale housing demand, primarily driven by luxury seekers and multiple-income households. These configurations meet the needs of buyers seeking spacious living environments with accessible premium features. Local market factors, such as conglomerate proximity and lifestyle amenities, play a pivotal role.

Shops: The decrease in shop launches in 2024, compared to the last three-year average, indicates a strategic recalibration amidst evolving retail demand and ecommerce. Developers are likely reassessing retail investments, reflecting on changes in consumer behaviour and focusing more on residential configurations.

The configuration analysis reveals an evolving landscape where space optimization, community integration, and lifestyle aspirations are reshaping buyer choices. Stakeholders including developers and investors should consider these dynamics to craft strategies that address both increased spatial demand and the nuanced pullback in retail investments, ensuring sustainable growth.

400002 (Kalbadevi/Marine Lines)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	1	3	8	172
30-60 sqm	16	258	92	109	0
60-90 sqm	0	45	9	56	0
90-120 sqm	0	8	15	1	0
120-150 sqm	0	0	0	1	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has surged dramatically to 172 units in 2024, a 4,200% increase from the previous 3-year average of 4 units. This explosive growth reflects developers' strategic pivot toward micro-housing in Kalbadevi, possibly responding to demand from young professionals and investors seeking affordability in this centrally located historic district.

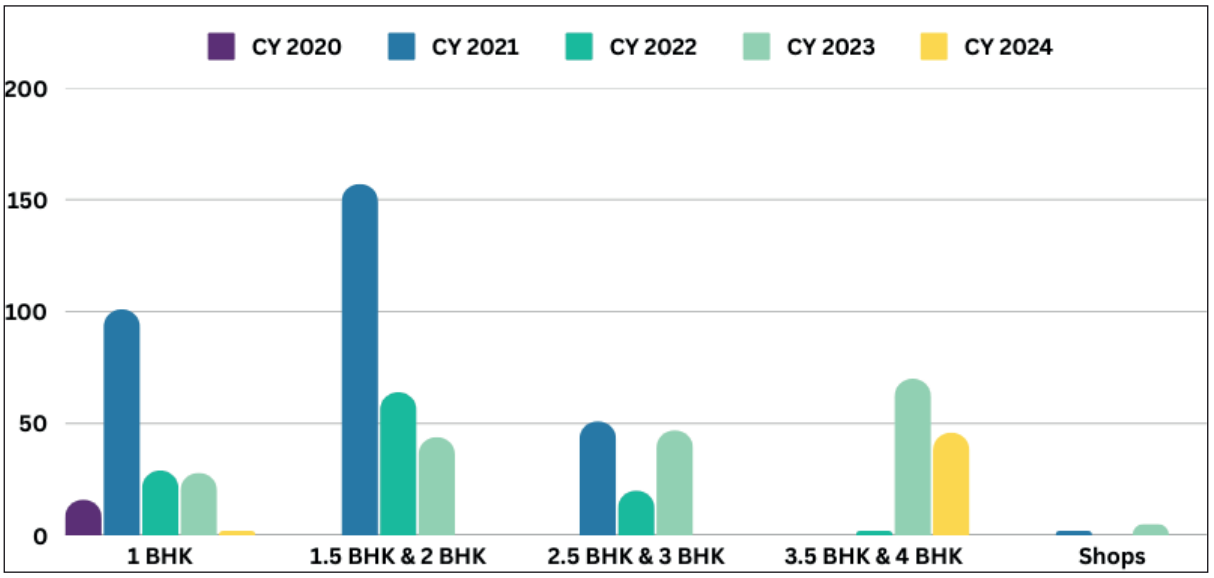
30-60 sqm: Supply has completely vanished in 2024 compared to the robust 3-year average of 153 units, representing a complete market abandonment. This suggests developers no longer see viability in small-to-medium sized units in this area where land constraints and redevelopment economics favour either ultra-compact or luxury options.

60-90 sqm: No new supply in 2024 versus the 3-year average of 37 units indicates a full retreat from mid-sized apartments. This trend points to polarization in Kalbadevi's market where middle segments are being squeezed out despite traditionally serving as the backbone of housing in this heritage locality.

90-120 sqm and larger: All larger segments show zero supply in 2024, continuing the minimal activity trend from previous years. This confirms developers' assessment that Kalbadevi's congested urban fabric and heritage restrictions constrain luxury segment expansion despite its proximity to business districts.

The extreme polarization toward micro-units suggests developers are targeting price-sensitive buyers while maximizing unit count per project, presenting both opportunities for affordable entry into this prime location and challenges for families seeking spacious accommodations.

Analysis of New Supply by Configuration



400002	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	16	312	119	251	222
1 BHK	16	101	29	28	2
1.5 BHK & 2 BHK	0	157	64	44	0
2.5 BHK & 3 BHK	0	51	20	47	0
3.5 BHK & 4 BHK	0	0	2	70	46
Shops	0	2	0	5	0

1 BHK: Supply has decreased dramatically to just 2 units in 2024, a 96% decline from the previous 3-year average of 53 units. This suggests a significant shift away from smaller units in this traditional market area where affordable housing was once dominant.

1.5 BHK & 2 BHK: Supply has completely halted in 2024 compared to the 3-year average of 88 units, indicating diminishing developer interest in mid-sized apartments. This trend reflects changing preferences in Kalbadevi, where traditional appeal for mid-sized family units appears to be waning.

2.5 BHK & 3 BHK: No new supply in 2024 versus the 3-year average of 39 units signifies a complete withdrawal from this segment. This suggests developers may be reassessing the viability of family-sized units in this locality with its constrained infrastructure.

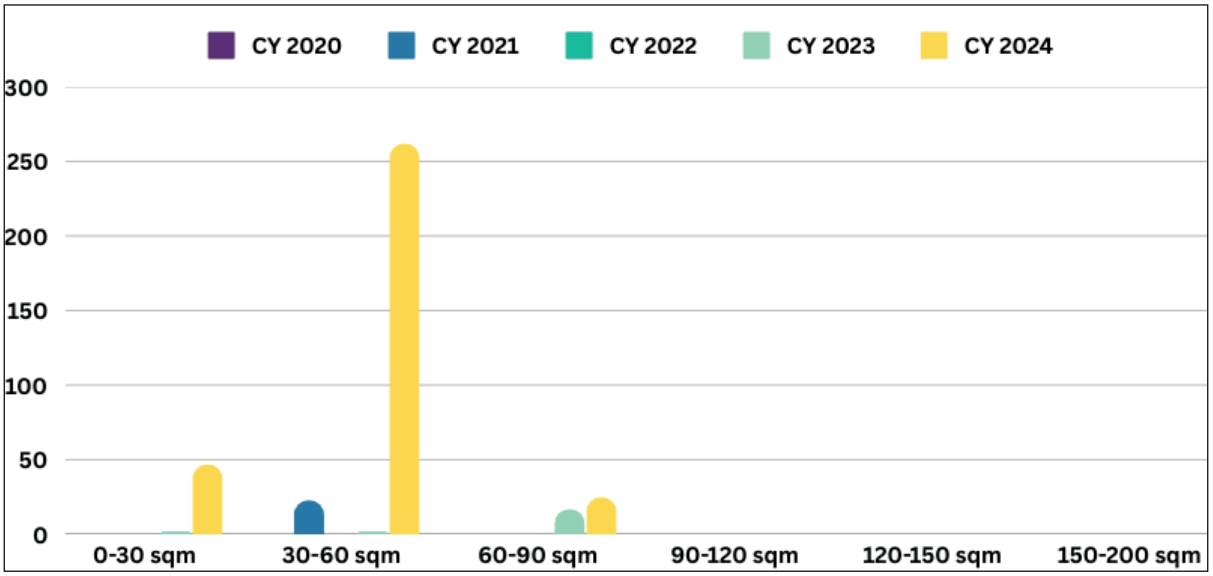
3.5 BHK & 4 BHK: Supply has increased by 92% to 46 units compared to the 3-year average of 24, showing a clear pivot toward luxury housing. This trend aligns with Kalbadevi's ongoing gentrification and its proximity to commercial districts attracting affluent buyers.

Shops: Commercial space supply has ceased in 2024 compared to minimal previous offerings, indicating limited retail expansion opportunity. This reflects the already saturated commercial nature of this historic market area.

Developers are clearly prioritizing premium segments while abandoning smaller configurations, signalling a significant market repositioning in this traditional locality that will limit options for middle-income homebuyers while catering to luxury segments.

400003 (Mandvi/Masjid Bandar)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	2	47
30-60 sqm	0	23	0	2	262
60-90 sqm	0	0	0	17	25
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has skyrocketed to 47 units in 2024 compared to the minimal previous 3-year average of less than 1 unit, representing unprecedented growth. This surge reflects developers' newfound focus on micro-housing options in Mandvi, likely targeting budget-conscious buyers and investors seeking affordable entry points into this historically significant commercial district.

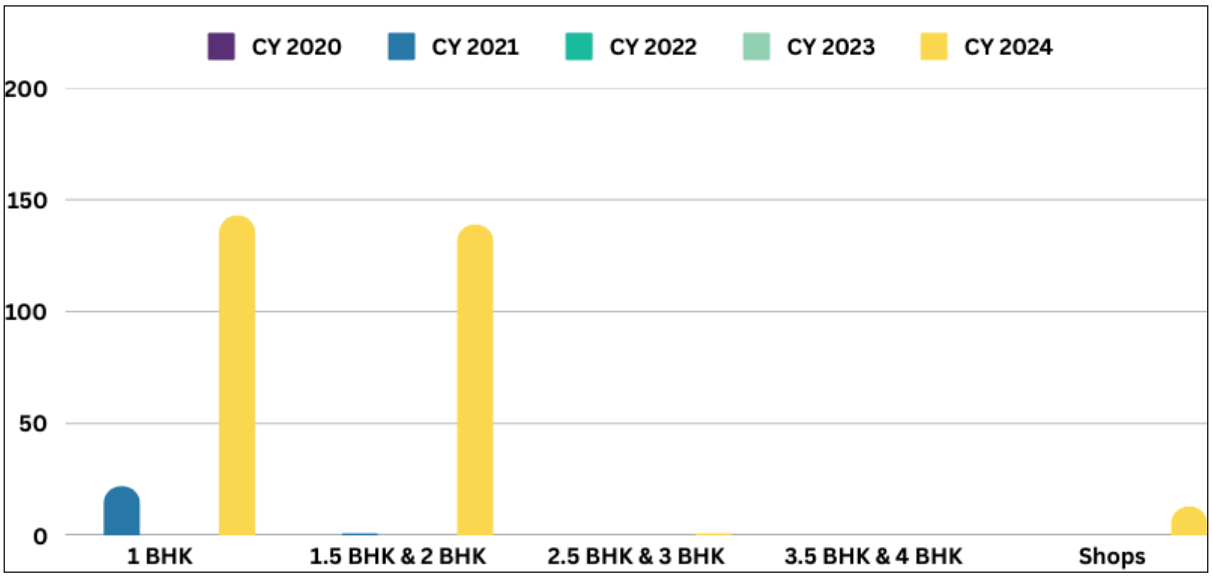
30-60 sqm: With 262 units in 2024, supply has exploded by over 3,000% from the previous 3-year average of 8.3 units, indicating a dramatic market repositioning. This extraordinary growth suggests developers have identified compelling redevelopment opportunities in Mandvi's aging urban fabric, capitalizing on the area's proximity to business districts and transport connectivity.

60-90 sqm: Supply has increased significantly to 25 units, a 341% rise compared to the previous 3-year average, showing moderate growth in mid-sized apartments. This measured expansion indicates cautious developer interest in serving family housing needs while prioritizing more profitable smaller segments in this traditionally commercial neighbourhood.

Larger segments: Continued absence of supply in larger carpet areas confirms Mandvi's positioning as an affordable rather than luxury destination. This persistent trend reflects the area's practical appeal to working professionals rather than premium buyers seeking spacious accommodations.

The market is experiencing an unprecedented supply surge focused overwhelmingly on compact units, creating substantial opportunities for entry-level investors while fundamentally transforming this historically commercial micro-market into a mixed-use residential hub.

Analysis of New Supply by Configuration



400003	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	23	0	21	334
1 BHK	0	22	0	0	143
1.5 BHK & 2 BHK	0	1	0	0	139
2.5 BHK & 3 BHK	0	0	0	0	1
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	0	0	0	13

1 BHK: Supply has surged dramatically to 143 units in 2024, representing nearly 1,900% growth over the minimal previous 3-year average. This explosive expansion reflects strategic developer focus on starter homes catering to singles and young professionals attracted to Mandvi's central location and improving connectivity.

1.5 BHK & 2 BHK: With 139 units in 2024 compared to virtually no previous supply, this segment shows extraordinary growth targeting the entry-level family housing market. This remarkable shift suggests developers recognize emerging potential for affordable family housing in this historically commercial district experiencing residential transformation.

2.5 BHK & 3 BHK: Minimal supply of just 1 unit in 2024 confirms developers' limited confidence in larger family configurations. This near-absence reinforces Mandvi's positioning as a compact housing destination rather than an area for spacious family accommodations despite its heritage value.

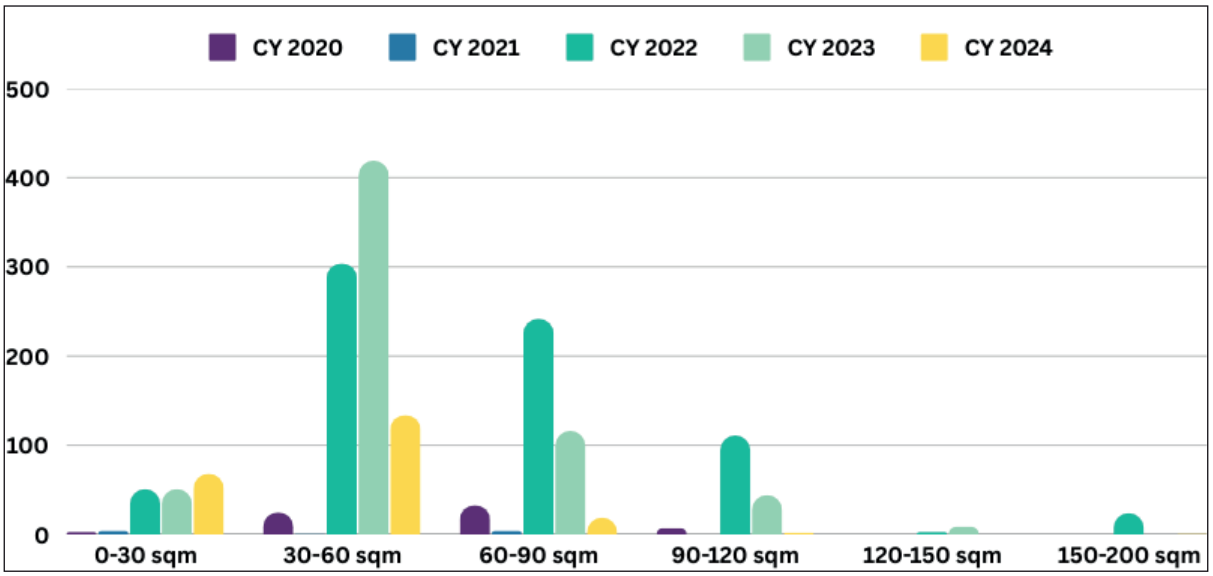
3.5 BHK & 4 BHK: Continued absence of premium configurations underscores the area's market positioning away from luxury segments. This persistent trend aligns with Mandvi's practical appeal to budget-conscious buyers rather than affluent segments.

Shops: Introduction of 13 commercial units in 2024 marks a strategic addition to the historically mercantile character of the area. This thoughtful commercial integration supports Mandvi's traditional trading identity while enhancing convenience for the influx of new residents.

The dramatic transformation of Mandvi's real estate landscape is creating a new mixed-use hub with predominant focus on compact affordable housing complemented by essential commercial spaces, signalling a profound evolution for this historically significant micro-market.

400004 (Girgaon)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	3	4	51	51	68
30-60 sqm	25	1	304	419	134
60-90 sqm	33	4	242	116	19
90-120 sqm	7	0	111	44	2
120-150 sqm	0	0	3	9	0
150-200 sqm	0	0	24	0	1

0-30 sqm: Supply has increased significantly to 68 units in 2024, representing a 93% growth compared to the previous 3-year average of 35 units. This surge reflects a strategic shift toward micro-housing in Girgaon, likely catering to young professionals seeking affordable entry points into this culturally rich South Mumbai locality.

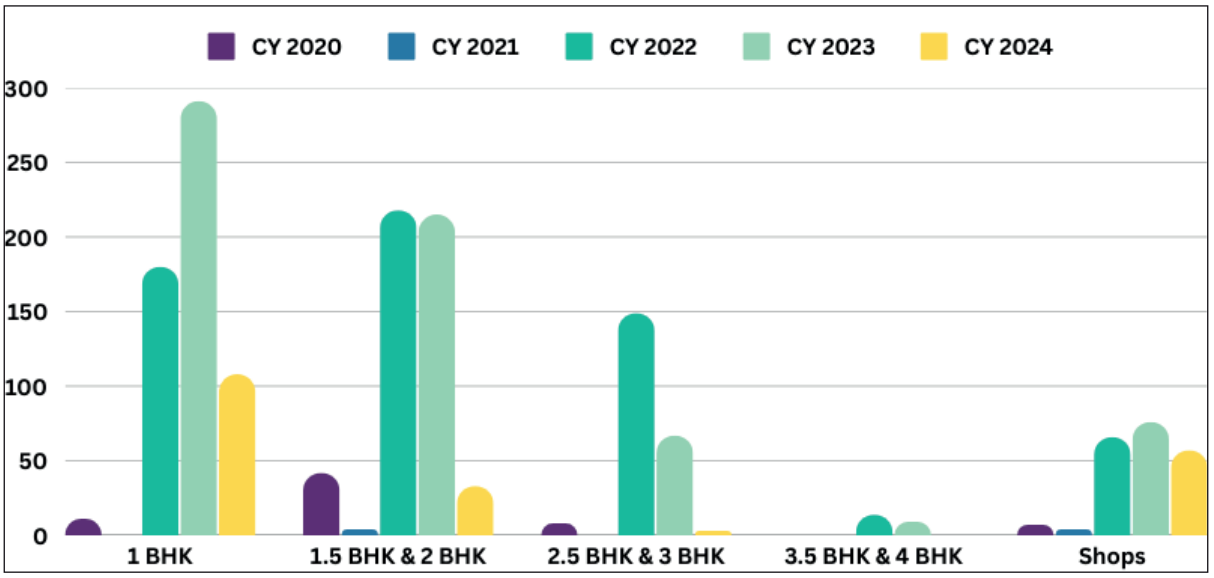
30-60 sqm: Supply has decreased by 45% to 134 units compared to the 3-year average of 241 units, indicating moderating developer interest in compact apartments. This suggests recalibration of market offerings in response to Girgaon's evolving buyer profile where extreme affordability or higher luxury now dominate preferences.

60-90 sqm: With only 19 units in 2024, supply has plummeted by 84% from the previous 3-year average of 121 units, signalling diminishing focus on mid-sized units. This retreat from middle segments reflects challenges in pricing these units attractively in Girgaon's historic fabric where redevelopment economics favour either extreme affordability or premium positioning.

90-120 sqm and larger: Larger segments show minimal to zero supply in 2024, continuing the erratic pattern from previous years. This confirms limited viability for luxury segments despite Girgaon's proximity to Marine Drive and business districts.

The market is increasingly polarized toward smaller units, creating opportunities for entry-level investors while potentially underserving family housing needs, suggesting developers and buyers must adjust expectations in this evolving micro-market.

Analysis of New Supply by Configuration



400004	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	68	9	737	682	224
1 BHK	11	0	180	291	108
1.5 BHK & 2 BHK	42	4	218	215	33
2.5 BHK & 3 BHK	8	0	149	67	3
3.5 BHK & 4 BHK	0	0	14	9	0
Shops	7	4	66	76	57

1 BHK: Supply has decreased to 108 units in 2024, a 31% decline from the previous 3-year average of 157 units. This moderate reduction suggests sustained but tempered interest in starter homes catering to singles and young couples attracted to Girgaon's vibrant cultural scene and connectivity.

1.5 BHK & 2 BHK: With only 33 units in 2024, supply has contracted sharply by 77% compared to the 3-year average of 146 units. This significant drop indicates waning confidence in mid-segment family housing in this traditionally middle-class locality facing modernization pressures.

2.5 BHK & 3 BHK: Supply has almost disappeared with just 3 units in 2024, representing a 96% decline from the 3-year average of 72 units. This near-abandonment of larger family configurations suggests developers no longer see viability in premium family housing in an area with infrastructure constraints and changing demographic profile.

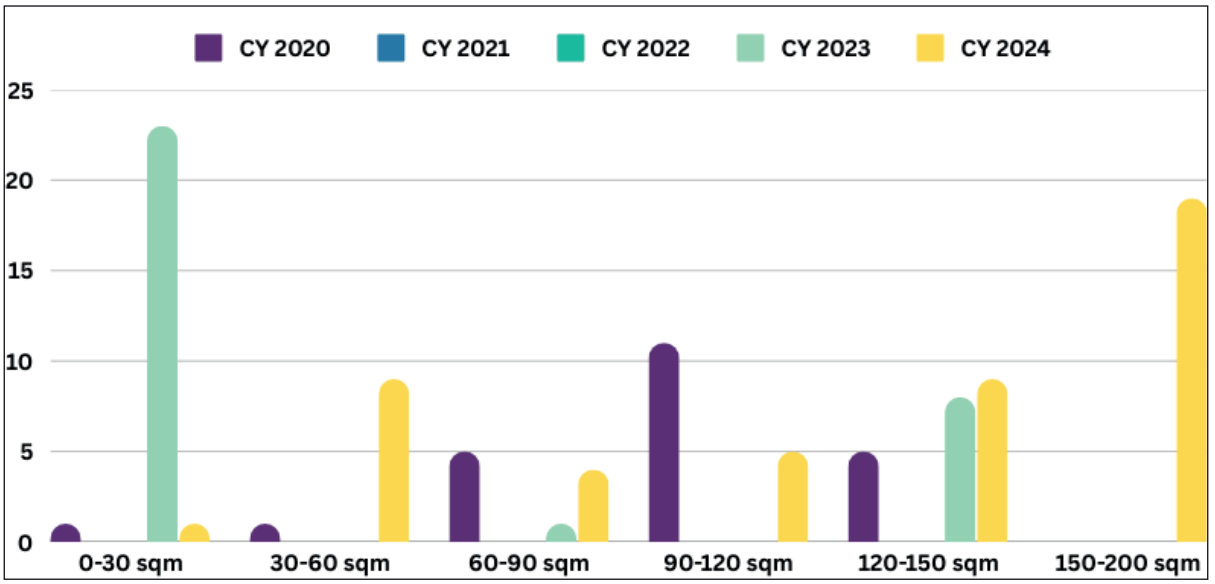
3.5 BHK & 4 BHK: No supply in 2024 continues the limited offerings trend, affirming ultra-luxury housing remains an exception rather than norm in Girgaon's urban fabric.

Shops: Commercial space supply has increased by 17% to 57 units compared to the 3-year average, reflecting sustained confidence in retail potential. This highlights Girgaon's enduring appeal as a commercial hub despite residential market fluctuations.

The market is experiencing significant reconfiguration with declining family housing options alongside maintained commercial development, indicating a transformation toward mixed-use with emphasis on smaller residential units and retail spaces.

400006 (Malabar Hill)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	1	0	0	23	1
30-60 sqm	1	0	0	0	9
60-90 sqm	5	0	0	1	4
90-120 sqm	11	0	0	0	5
120-150 sqm	5	0	0	8	9
150-200 sqm	0	0	0	0	19

0-30 sqm: Supply has decreased by 87% to just 1 unit in 2024 compared to the previous 3-year average of 7.7 units. This significant drop reflects the premium positioning of Malabar Hill where micro-units are increasingly inconsistent with the neighbourhood's ultra-luxury character.

30-60 sqm: Supply has surged to 9 units in 2024 from a previous 3-year average of zero, indicating cautious developer interest in compact luxury options. This strategic introduction suggests testing demand for entry-level luxury products in this prestigious address known for housing Mumbai's elite.

60-90 sqm: With 4 units in 2024 versus the minimal previous average of 0.3 units, this segment shows substantial growth tailored for affluent singles or couples. This calculated expansion aligns with evolving urban luxury preferences where exclusivity trumps size in this coveted seafront location.

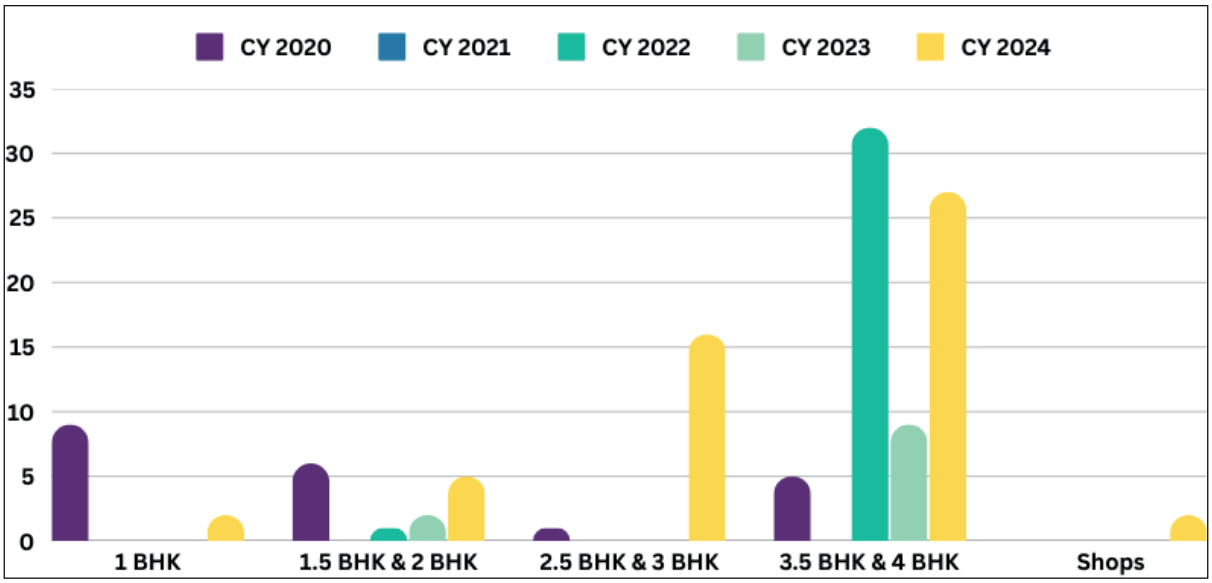
90-120 sqm: Supply has increased to 5 units from zero in the previous period, signalling renewed interest in mid-sized luxury apartments. This introduction caters to wealthy professionals seeking prestige without the maintenance demands of ultra-large residences.

120-150 sqm: With 9 units in 2024, supply has grown by 237% from the previous average, highlighting strong confidence in premium family apartments. This substantial increase reflects the enduring appeal of family-sized luxury housing in this neighbourhood with elite schools and social infrastructure.

150-200 sqm: The introduction of 19 units compared to zero previously represents a landmark shift toward ultra-luxury offerings. This dramatic growth confirms Malabar Hill's reinforced position as Mumbai's premier luxury destination where space remains a defining status symbol.

Developers are predominantly focusing on larger, premium apartments, aligning with Malabar Hill's prestigious status while offering graduated entry points into this exclusive neighbourhood.

Analysis of New Supply by Configuration



400006	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	23	4	48	54	68
1 BHK	9	0	0	0	2
1.5 BHK & 2 BHK	6	0	1	2	5
2.5 BHK & 3 BHK	1	0	0	0	16
3.5 BHK & 4 BHK	5	0	32	9	27
Shops	0	0	0	0	2

1 BHK: Supply has increased from zero to 2 units, representing minimal but strategic presence in the luxury studio/compact segment. This cautious introduction suggests testing demand for investment properties or pied-à-terre options in this historically family-oriented prestigious enclave.

1.5 BHK & 2 BHK: With 5 units in 2024 versus the previous average of 1 unit, this segment shows 400% growth targeting affluent young professionals. This calculated expansion acknowledges evolving preferences among wealthy buyers seeking prestigious addresses with more efficient spatial configurations.

2.5 BHK & 3 BHK: Supply has surged dramatically to 16 units from zero previously, signalling strong confidence in family-oriented luxury apartments. This substantial growth reflects developer

recognition of the enduring premium value of family residences in this neighbourhood known for elite educational institutions and social cachet.

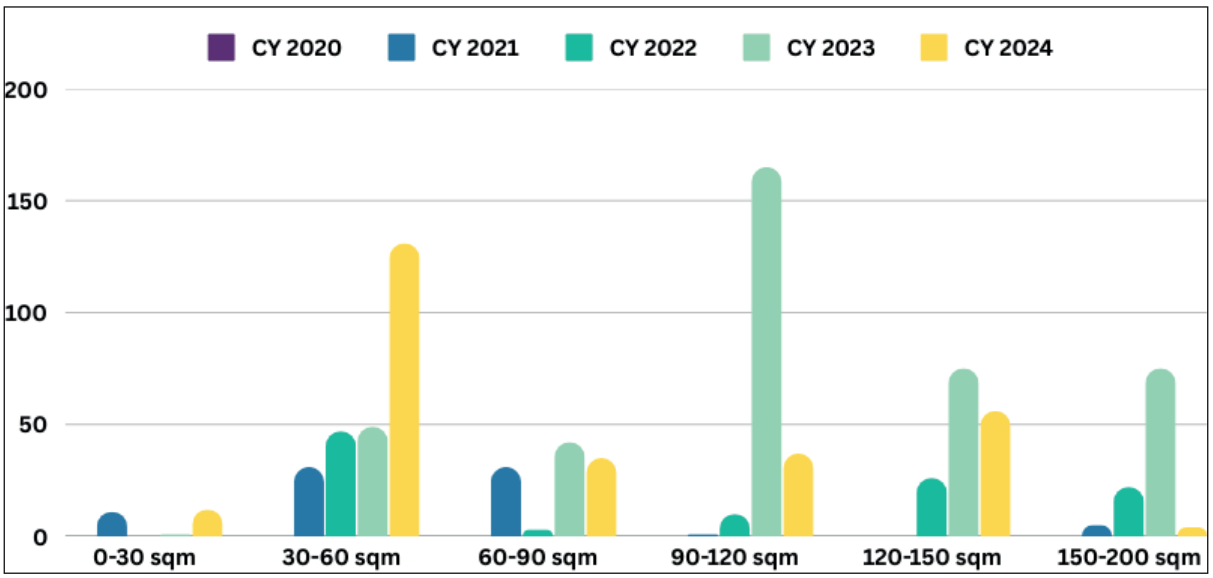
3.5 BHK & 4 BHK: With 27 units in 2024, supply has grown by 97% from the previous average of 13.7 units, confirming ultra-luxury as the dominant market segment. This sustained focus underscores Malabar Hill's unrivalled position in Mumbai's premium housing hierarchy where space remains the ultimate luxury marker.

Shops: Introduction of 2 commercial units marks a strategic diversification in this predominantly residential enclave. This thoughtful addition suggests careful integration of exclusive retail serving the neighbourhood's affluent demographic without compromising its residential character.

The market is reinforcing Malabar Hill's position as Mumbai's premier luxury residential destination with strategic focus on larger configurations while offering calibrated entry options, ensuring sustained exclusivity while adapting to evolving luxury housing preferences.

400007 (Grant Road)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	11	0	1	12
30-60 sqm	0	31	47	49	131
60-90 sqm	0	31	3	42	35
90-120 sqm	0	1	10	165	37
120-150 sqm	0	0	26	75	56
150-200 sqm	0	5	22	75	4

0-30 sqm: Supply has increased significantly to 12 units in 2024, showing 200% growth compared to the previous 3-year average of 4 units. This surge reflects growing developer confidence in compact luxury offerings in Tardeo, catering to investors and singles seeking prestigious addresses with lower entry barriers.

30-60 sqm: With 131 units in 2024, supply has surged by 209% from the previous average of 42 units, indicating robust demand for efficiently designed luxury apartments. This dramatic increase leverages Tardeo's premium positioning while addressing affordability concerns in Mumbai's evolving luxury market.

60-90 sqm: Supply has grown moderately by 38% to 35 units in 2024, showing sustained interest in mid-sized luxury segments. This measured growth suggests balanced demand for family-friendly yet manageable apartments in this prestigious South Mumbai locality.

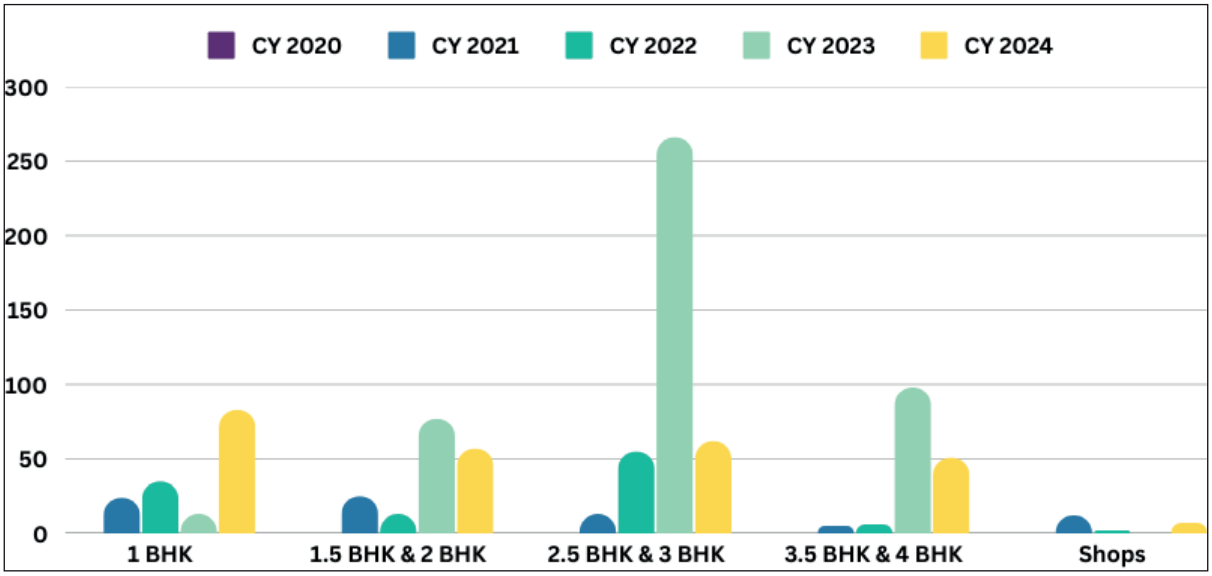
90-120 sqm: With 37 units in 2024, supply has decreased by 37% from the previous average, signalling cautious recalibration in this segment. This strategic reduction reflects developers adjusting to changing buyer preferences in this premium micro-market where value-conscious luxury is gaining prominence.

120-150 sqm: Supply has increased by 66% to 56 units, demonstrating strong confidence in premium family apartments. This substantial growth aligns with Tardeo's upscale character where spacious family residences continue attracting affluent buyers seeking prestigious addresses with modern amenities.

150-200 sqm: Supply has declined dramatically to just 4 units, an 88% decrease from the previous average, suggesting strategic pullback from ultra-luxury. This significant reduction indicates developers reassessing risk in the highest-end segment while focusing on more liquid luxury price points.

Developers are rebalancing Tardeo's offerings toward compact luxury and premium family segments, creating diversified entry points into this prestigious market while maintaining exclusivity.

Analysis of New Supply by Configuration



400007	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	80	143	534	327
1 BHK	0	24	35	13	83
1.5 BHK & 2 BHK	0	25	13	77	57
2.5 BHK & 3 BHK	0	13	55	266	62
3.5 BHK & 4 BHK	0	5	6	98	51
Shops	0	12	2	0	7

1 BHK: Supply has surged by 246% to 83 units in 2024, demonstrating extraordinary growth in compact luxury offerings. This strategic pivot reflects evolving buyer preferences in Tardeo where prestigious addresses in smaller configurations appeal to young professionals and investors seeking South Mumbai lifestyle.

1.5 BHK & 2 BHK: With 57 units in 2024, supply has increased by 49% from the previous average, indicating robust confidence in mid-sized luxury apartments. This significant growth caters to small families and couples drawn to Tardeo's premium positioning and proximity to business districts.

2.5 BHK & 3 BHK: Supply has decreased by 44% to 62 units, signalling strategic recalibration in this traditionally dominant segment. This notable reduction suggests developers adjusting to perceived value sensitivity among luxury buyers while maintaining strong presence in this family-friendly configuration.

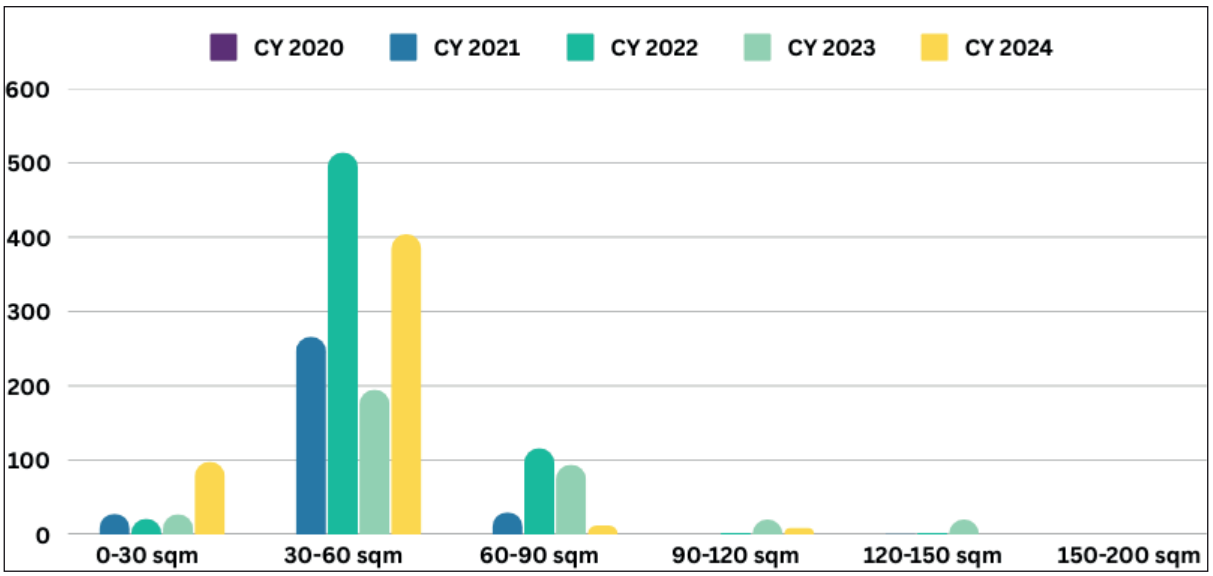
3.5 BHK & 4 BHK: With 51 units in 2024, supply has grown by 40% from the previous average, demonstrating sustained demand for premium family residences. This considerable increase confirms Tardeo's enduring appeal to affluent families seeking spacious apartments in this prestigious location with superior social infrastructure.

Shops: Supply has increased by 50% to 7 units, indicating measured commercial integration within residential developments. This thoughtful growth enhances neighbourhood convenience while preserving Tardeo's primarily residential character.

The market is evolving toward a more diversified product mix with significant expansion in compact luxury segments alongside maintained premium offerings, creating multiple entry points while preserving Tardeo's upscale positioning in Mumbai's luxury real estate landscape.

400008 (Mumbai Central)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	28	21	27	98
30-60 sqm	0	266	514	195	404
60-90 sqm	0	30	116	94	12
90-120 sqm	0	0	2	20	9
120-150 sqm	0	1	2	20	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has surged dramatically by 287% to 98 units in 2024 compared to the previous 3-year average of 25 units. This extraordinary growth indicates rising demand for micro-housing in Mumbai Central, likely driven by young professionals seeking affordable entry points near this major transportation hub.

30-60 sqm: With 404 units in 2024, supply has increased by 24% from the previous average, showing sustained strong interest in compact apartments. This significant growth reflects Mumbai Central's appeal as a centrally located neighbourhood offering relatively attainable housing options with excellent connectivity to business districts.

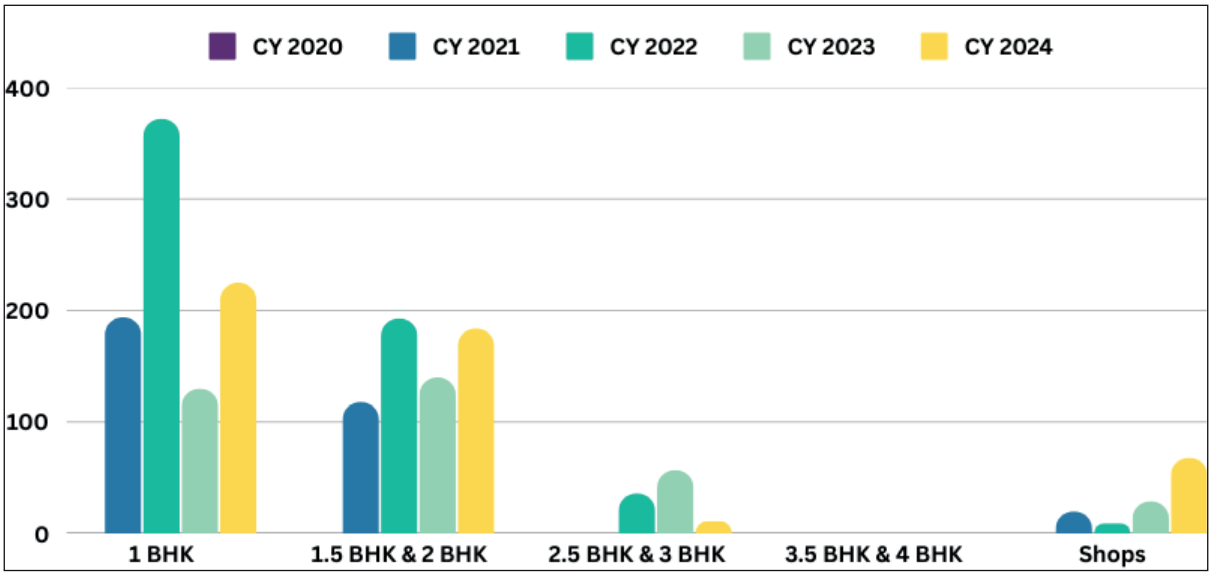
60-90 sqm: Supply has plummeted by 85% to just 12 units, signalling sharp decline in mid-sized apartments. This substantial retreat suggests developers perceive limited demand for larger family units in this transit-oriented neighbourhood where convenience and affordability outweigh spaciousness.

90-120 sqm: With a modest 9 units in 2024, supply has grown by 23% from the minimal previous average, indicating cautious developer interest. This measured growth suggests testing limited demand for premium family apartments in this predominantly mid-market area undergoing selective upscaling.

120-150 sqm and above: Complete absence of supply in larger segments continues the historical trend of minimal presence in luxury categories. This persistent gap confirms Mumbai Central's positioning as a mid-market rather than luxury destination despite its strategic location.

The market is increasingly polarizing toward smaller, more affordable units, creating abundant options for first-time buyers and investors while limiting choices for families seeking spacious accommodations in this well-connected locality.

Analysis of New Supply by Configuration



400008	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	342	655	356	524
1 BHK	0	194	372	130	225
1.5 BHK & 2 BHK	0	118	193	140	184
2.5 BHK & 3 BHK	0	0	36	57	11
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	20	9	29	68

1 BHK: Supply has maintained stability with a marginal 3% decrease to 225 units in 2024, demonstrating sustained strong developer confidence. This continued focus on starter homes aligns perfectly with Mumbai Central's character as a transportation hub attracting working professionals seeking convenient, affordable urban living.

1.5 BHK & 2 BHK: With 184 units in 2024, supply has increased by 22% from the previous average, showing growing emphasis on mid-sized apartments. This significant growth reflects evolving homebuyer preferences for slightly more spacious units that still remain attainable in this centrally located neighbourhood.

2.5 BHK & 3 BHK: Supply has decreased substantially by 65% to just 11 units, indicating sharp decline in larger family configurations. This dramatic reduction suggests limited market appetite for premium family housing in this area traditionally characterized by compact, functional living options.

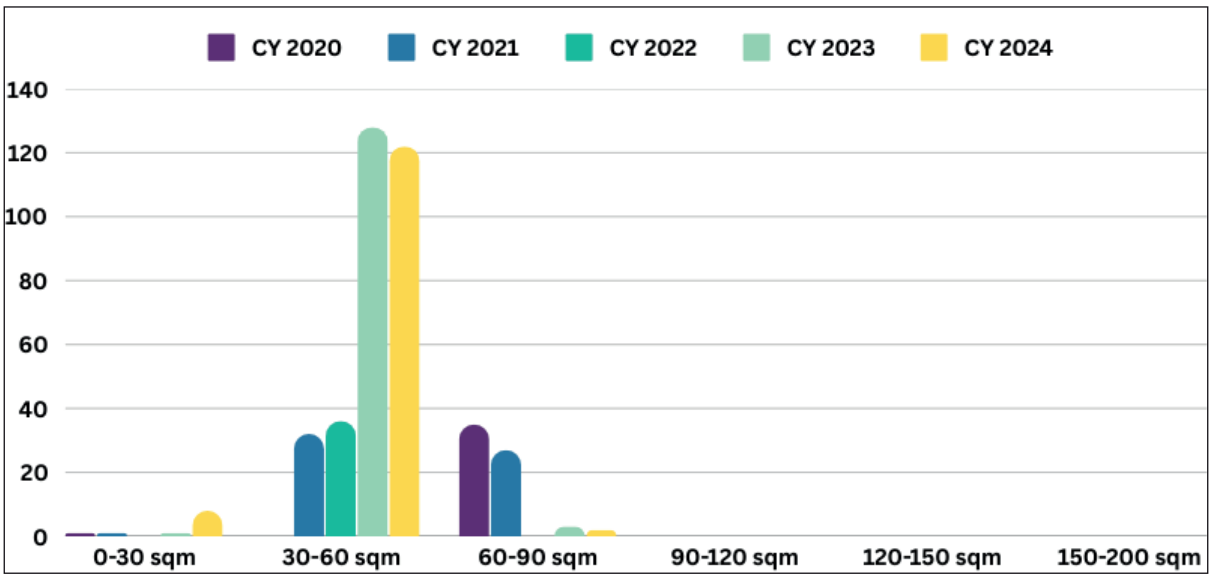
3.5 BHK & 4 BHK: Continued absence of supply in luxury configurations reinforces Mumbai Central's established market positioning. This persistent gap reflects market realities where ultra-premium segments remain unviable despite the area's excellent connectivity and improving infrastructure.

Shops: Commercial space supply has surged by an impressive 252% to 68 units, indicating extraordinary developer confidence in retail potential. This dramatic growth confirms Mumbai Central's strengthening commercial character, leveraging high footfall around the transportation hub while complementing the residential density.

The market is strategically balancing compact residential offerings with expanded commercial spaces, creating a vibrant mixed-use ecosystem that capitalizes on Mumbai Central's intrinsic advantages as a connectivity node while maintaining affordability for residential buyers.

400009 (Chinchbunder)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	1	1	0	1	8
30-60 sqm	0	32	36	128	122
60-90 sqm	35	27	0	3	2
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has increased dramatically to 8 units in 2024, representing a 1,095% growth from the previous 3-year average of 0.67 units. This remarkable surge indicates developers' newfound interest in micro-housing options in Chinchbunder, likely addressing demand from budget-conscious buyers seeking affordable entry into this historically commercial area.

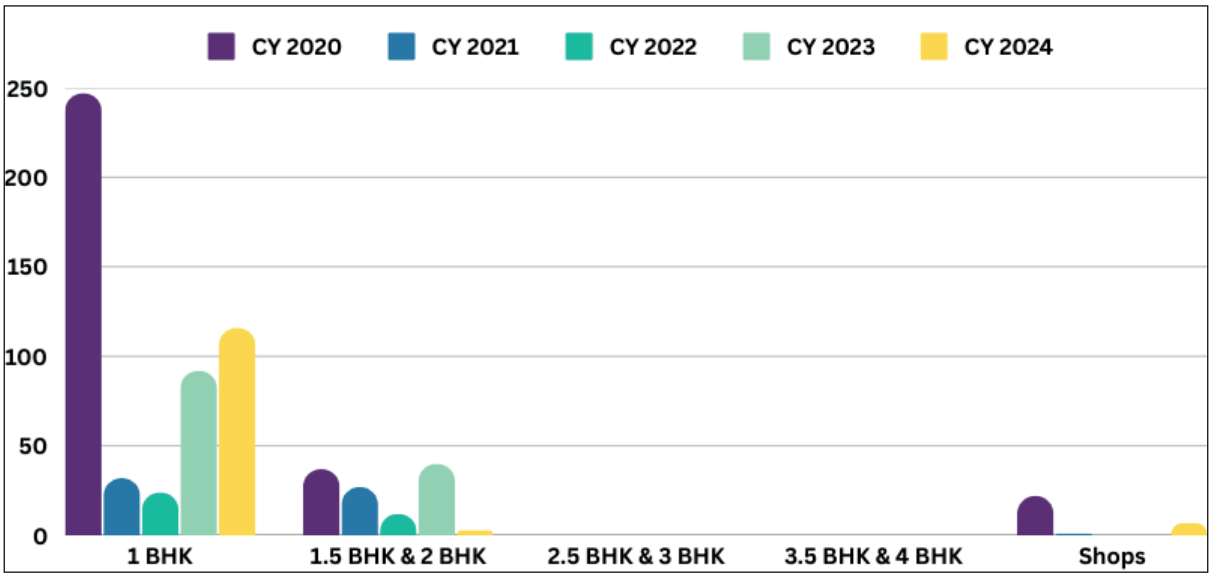
30-60 sqm: With 122 units in 2024, supply has grown by 87% compared to the previous average of 65.3 units, showing strong developer confidence in compact apartments. This substantial increase reflects Chinchbunder's emerging appeal for practical, affordably-sized housing options catering to working professionals attracted to its proximity to commercial districts.

60-90 sqm: Supply has decreased significantly by 80% to just 2 units in 2024 from the previous average of 10 units, indicating diminishing focus on mid-sized units. This sharp decline suggests limited market appetite for larger apartments in this traditionally industrial-commercial neighbourhood transitioning toward affordable residential options.

Larger segments: Continued absence of supply in all segments above 90 sqm reinforces Chinchbunder's market positioning as an affordable rather than luxury destination. This persistent trend confirms development strategies aligned with the area's practical appeal rather than premium aspirations.

The market is clearly pivoting toward smaller, more affordable units, creating opportunities for entry-level buyers while limiting options for families seeking spacious accommodations in this evolving micro-market with strong connectivity advantages.

Analysis of New Supply by Configuration



400009	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	336	60	36	132	132
1 BHK	247	32	24	92	116
1.5 BHK & 2 BHK	37	27	12	40	3
2.5 BHK & 3 BHK	0	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	22	1	0	0	7

1 BHK: Supply has surged by 135% to 116 units in 2024 compared to the previous 3-year average of 49.3 units, demonstrating extraordinary growth in starter homes. This dramatic increase capitalizes on Chinchbunder's strategic location near business districts, attracting young professionals seeking affordable yet centrally located housing options.

1.5 BHK & 2 BHK: With just 3 units in 2024, supply has plummeted by 89% from the previous average of 26.3 units, signalling a sharp retreat from mid-sized configurations. This significant decline suggests developers are recalibrating their offerings away from family-sized units in this neighbourhood where compact efficiency appears to be the dominant consumer preference.

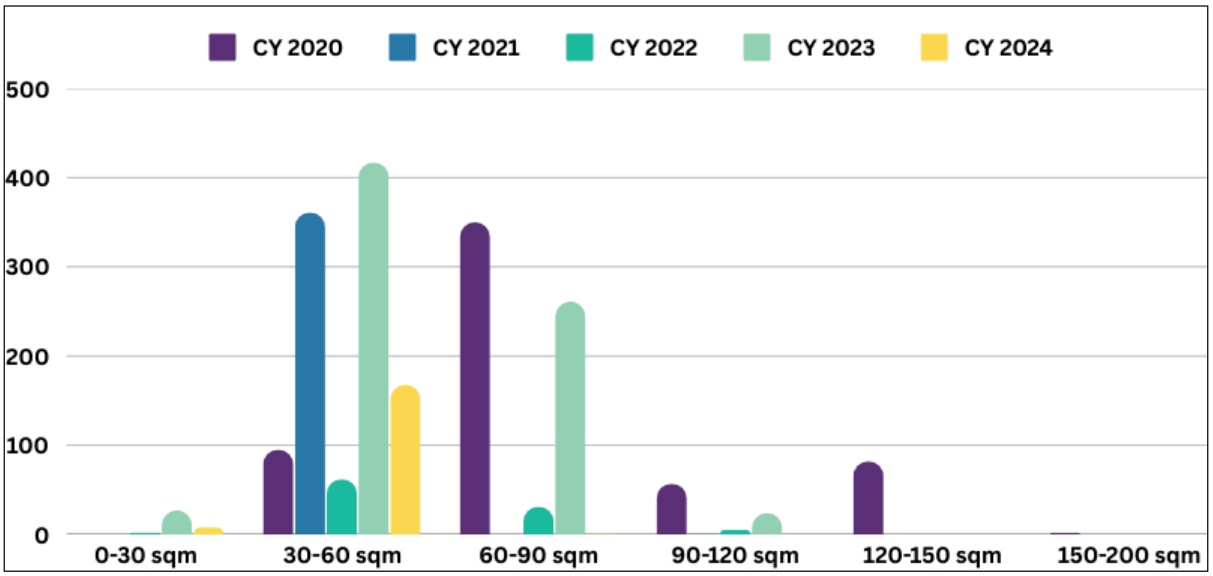
2.5 BHK & 3 BHK and larger: Continued absence of supply in larger configurations reinforces Chinchbunder's established positioning in the affordable segment. This persistent gap confirms developers' assessment that premium family housing remains unviable despite the area's improving infrastructure and connectivity advantages.

Shops: Commercial space supply has increased substantially to 7 units from a minimal previous average, indicating renewed interest in retail components. This notable growth acknowledges Chinchbunder's historical commercial character while enhancing convenience for the growing residential population.

The market is undergoing strategic consolidation around compact 1 BHK units complemented by essential commercial spaces, creating a focused ecosystem that leverages Chinchbunder's affordability advantage while meeting the practical needs of its target demographic.

400010 (Mazgaon)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	2	27	8
30-60 sqm	95	361	62	417	168
60-90 sqm	350	0	31	261	1
90-120 sqm	57	1	5	24	0
120-150 sqm	82	0	0	0	0
150-200 sqm	2	0	0	0	0

0-30 sqm: Supply has decreased by 17% to 8 units in 2024 compared to the previous 3-year average of 9.7 units, showing moderate contraction in micro-housing options. This slight decline suggests cautious developer approach to entry-level segments in this historically industrial area undergoing gradual residential transformation.

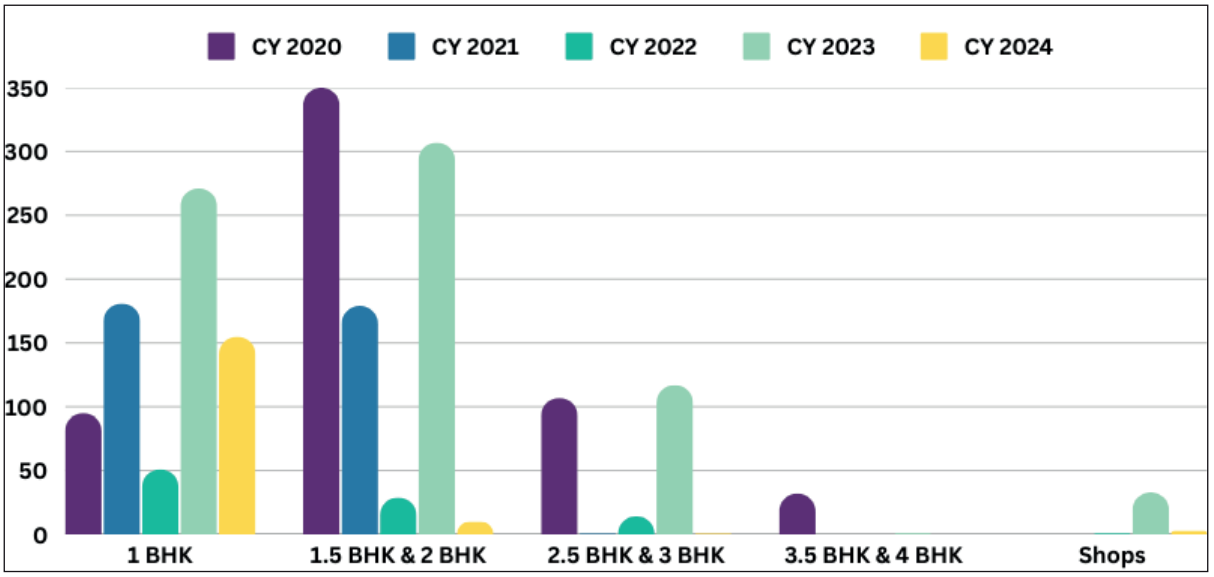
30-60 sqm: With 168 units in 2024, supply has decreased by 40% from the previous average of 280 units, indicating significant pullback in compact apartments. This substantial reduction reflects developers reassessing market absorption capacity in Mazgaon Docks after previous years' aggressive supply expansion.

60-90 sqm: Supply has collapsed by 99% to just 1 unit in a dramatic retreat from the previous average of 97 units. This near-complete abandonment signals profound shift away from mid-sized family units in this neighbourhood where dock-related activities and industrial character still influence residential preferences.

90-120 sqm and larger: Complete absence of supply in all larger segments continues the downward trend from minimal previous presence. This persistent gap confirms developers' assessment that premium housing remains unviable in this primarily industrial-commercial area despite its strategic location.

The market is experiencing widespread supply contraction across all segments with particular focus on affordable compact units, suggesting a period of market consolidation that creates potential future value appreciation while limiting immediate options for homebuyers in this transitioning micro-market.

Analysis of New Supply by Configuration



400010	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	591	362	100	729	177
1 BHK	95	181	51	271	155
1.5 BHK & 2 BHK	350	179	29	307	10
2.5 BHK & 3 BHK	107	1	14	117	1
3.5 BHK & 4 BHK	32	0	0	1	0
Shops	0	0	1	33	3

1 BHK: Supply has decreased slightly by 8% to 155 units in 2024, showing relative stability in this core segment. This resilience highlights sustained demand for affordable starter homes in Mazgaon Docks, leveraging its strategic location between South Mumbai's business districts and central suburbs.

1.5 BHK & 2 BHK: With just 10 units in 2024, supply has plummeted by 94% from the previous average of 172 units, indicating dramatic shift away from mid-sized configurations. This extraordinary decline suggests strategic developer retreat from family housing options in this traditionally industrial neighbourhood where compact efficiency appears to better match market preferences.

2.5 BHK & 3 BHK: Supply has virtually disappeared with just 1 unit in 2024, representing a 98% decrease from the previous average of 44 units. This near-complete abandonment confirms minimal market appetite for premium family housing in this area traditionally known for modest, functional accommodations serving dock workers and industrial employees.

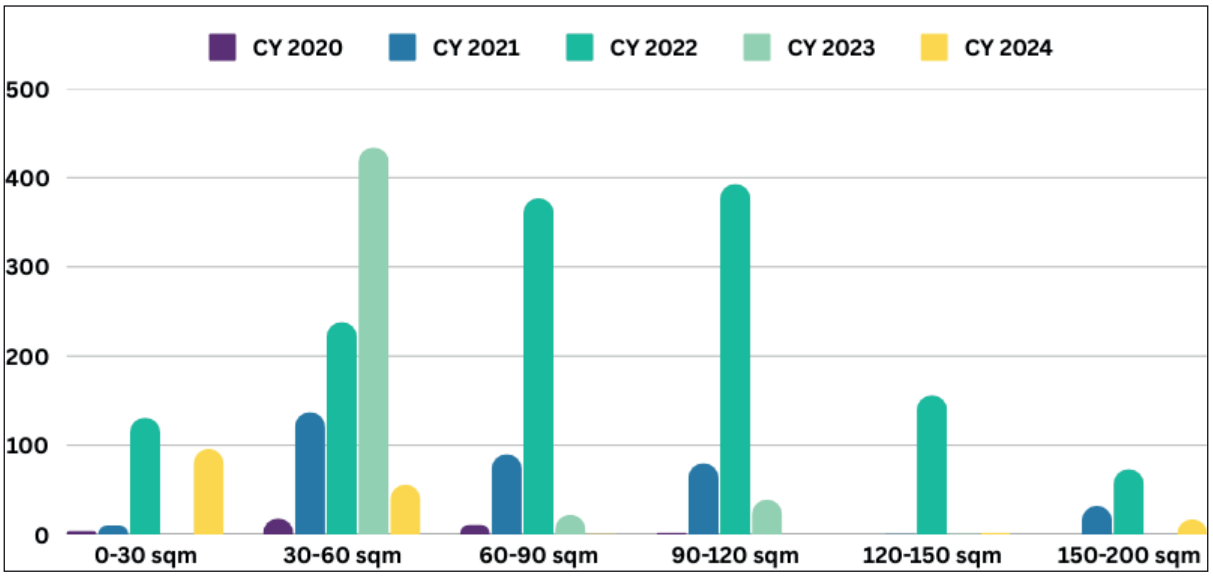
3.5 BHK & 4 BHK: Continued absence of supply in premium configurations extends the historical trend of no meaningful presence in luxury segments. This persistent gap reinforces Mazgaon Docks' established positioning as a practical rather than aspirational residential destination.

Shops: Commercial space supply has decreased by 74% to just 3 units, indicating selective approach to retail integration. This measured reduction suggests focused commercial development supporting essential community needs rather than broader retail expansion.

The market is fundamentally recalibrating around compact 1 BHK units with minimal complementary product diversity, signalling a period of consolidation that clarifies Mazgaon Docks' residential identity while potentially limiting stakeholder options in the short term.

400011 (Jacob Circle)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	4	10	131	0	96
30-60 sqm	18	137	238	434	56
60-90 sqm	11	90	377	22	1
90-120 sqm	2	80	393	39	0
120-150 sqm	0	1	156	1	2
150-200 sqm	0	32	73	0	17

0-30 sqm: Supply has increased by 104% to 96 units in 2024 compared to the previous 3-year average of 47 units. This significant growth indicates strategic developer focus on micro-housing in Byculla West, capitalizing on rising demand for affordable entry points in this rapidly transforming neighbourhood.

30-60 sqm: With just 56 units in 2024, supply has plummeted by 79% from the previous average of 270 units, showing extraordinary contraction in compact apartments. This dramatic reduction suggests developers reassessing market saturation after previous years' aggressive supply expansion in this historically industrial area.

60-90 sqm: Supply has virtually disappeared with just 1 unit, representing a 99% decline from the previous average of 163 units. This near-complete abandonment reflects profound market recalibration away from mid-sized units in this transitioning micro-market experiencing changing buyer demographics.

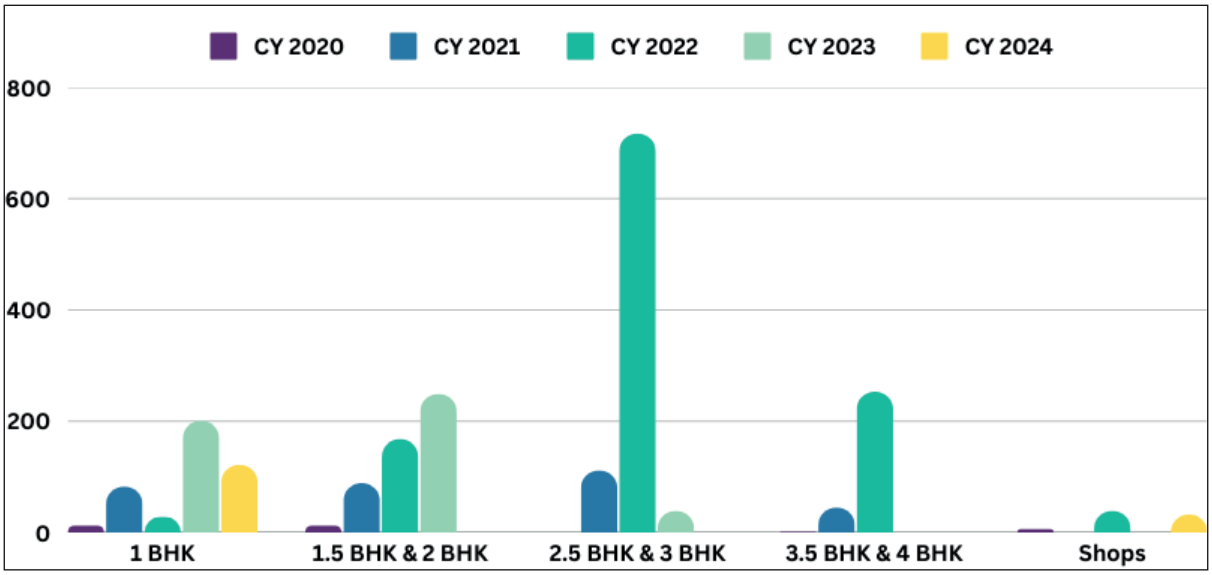
90-120 sqm: Complete absence of supply in 2024 marks a total retreat from the previous average of 171 units. This remarkable shift suggests developers perceive minimal current demand for larger family apartments in Byculla West despite its improving infrastructure and connectivity.

120-150 sqm: With just 2 units in 2024, supply has decreased by 96% from the previous average, indicating strategic pullback from premium segments. This dramatic contraction reflects selective developer approach to luxury offerings in this evolving neighbourhood.

150-200 sqm: Supply has declined by 51% to 17 units, showing significant but not complete retreat from ultra-luxury. This calculated reduction maintains selective presence in the highest segment, suggesting niche developer confidence in premium offerings for discerning buyers.

The market is experiencing extreme polarization toward micro-housing with selective ultra-luxury presence, creating a bifurcated landscape that caters primarily to first-time buyers and high-net-worth individuals while offering minimal options for middle-market segments.

Analysis of New Supply by Configuration



400011	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	35	394	1567	508	173
1 BHK	13	83	28	201	122
1.5 BHK & 2 BHK	13	89	168	249	0
2.5 BHK & 3 BHK	0	112	717	39	0
3.5 BHK & 4 BHK	2	45	253	0	0
Shops	7	0	39	0	32

1 BHK: Supply has increased by 17% to 122 units in 2024, showing modest growth in starter homes. This strategic expansion capitalizes on Byculla West's emerging appeal to young professionals seeking affordable housing with excellent connectivity to business districts.

1.5 BHK & 2 BHK: Complete absence of supply in 2024 represents a 100% decline from the previous substantial average of 169 units. This extraordinary retreat signals profound reassessment of market

appetite for mid-sized configurations in this neighbourhood experiencing post-pandemic preference shifts.

2.5 BHK & 3 BHK: Supply has disappeared entirely, marking a complete withdrawal from the previous average of 289 units. This dramatic abandonment suggests developers perceive minimal current demand for family-sized apartments in this historically industrial area undergoing identity transformation.

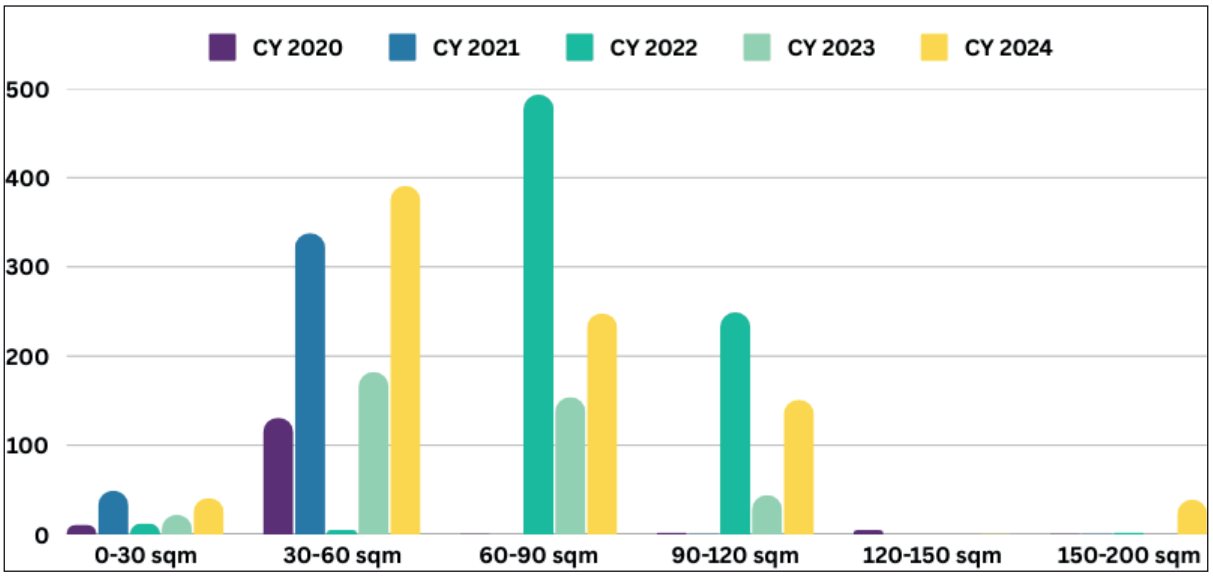
3.5 BHK & 4 BHK: No supply in 2024 continues the downward trend and represents complete withdrawal from the previous average of 99 units. This total absence reflects strategic disengagement from premium configurations in this mixed-character neighbourhood where luxury appeal remains selectively defined.

Shops: Commercial space supply has increased substantially by 146% to 32 units, indicating strong developer confidence in retail potential. This significant growth acknowledges Byculla West's evolving mixed-use character with increasing commercial viability supporting neighbourhood conveniences.

The market is experiencing fundamental reconfiguration toward a polarized product mix dominated by compact residential units complemented by robust commercial spaces, reflecting Byculla West's ongoing transformation into a vibrant urban hub with increasingly diverse stakeholder opportunities.

400012 (Parel)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	11	49	12	22	41
30-60 sqm	131	338	5	182	391
60-90 sqm	1	0	493	154	248
90-120 sqm	2	1	249	44	151
120-150 sqm	5	0	0	0	1
150-200 sqm	1	1	2	0	39

0-30 sqm: Supply has increased by 48% to 41 units in 2024 compared to the previous 3-year average of 27.7 units, showing significant growth in micro-housing. This substantial expansion reflects rising demand for affordable entry options in Parel's premium market as it continues evolving from industrial roots to a mixed-use destination.

30-60 sqm: With 391 units in 2024, supply has surged by 123% from the previous average of 175 units, indicating extraordinary developer confidence in compact apartments. This dramatic growth capitalizes on Parel's established position as a business district where efficiently designed units appeal to young professionals seeking work-life integration.

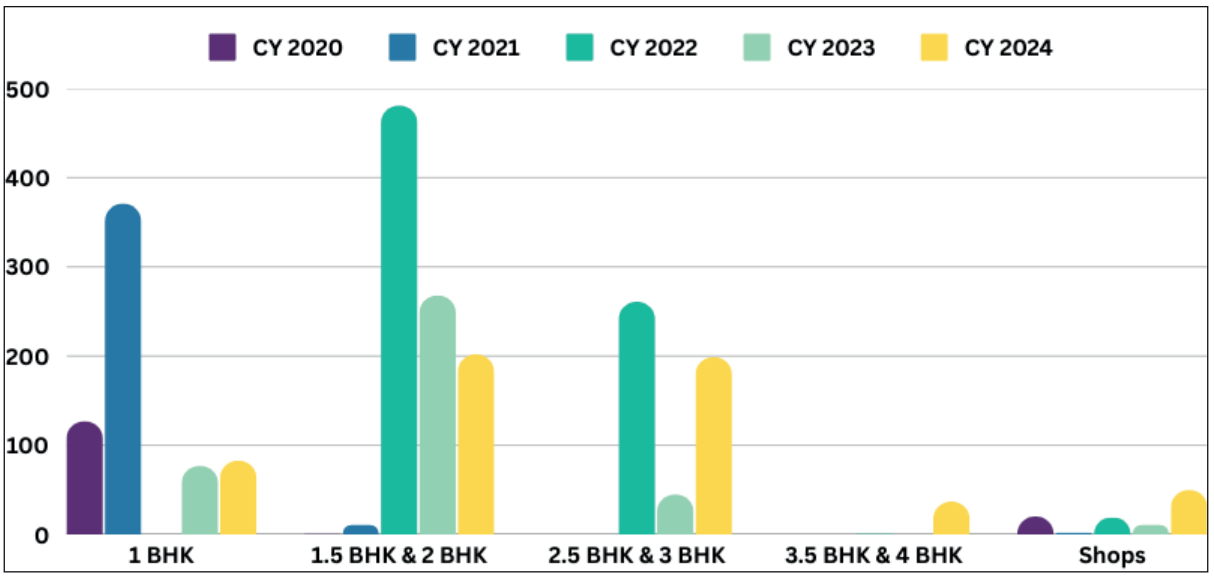
60-90 sqm: Supply has increased moderately by 15% to 248 units, showing sustained robust interest in mid-sized apartments. This continued growth reflects enduring demand for family-friendly yet manageable housing in this rapidly transforming micro-market where premium lifestyle amenities continue expanding.

90-120 sqm: With 151 units in 2024, supply has grown significantly by 54% from the previous average, demonstrating strengthening confidence in larger configurations. This substantial increase acknowledges Parel's maturing market where spacious family homes now complement its established reputation for compact efficiency.

150-200 sqm: Supply has surged extraordinarily by 3,800% to 39 units, representing dramatic expansion in ultra-luxury offerings. This remarkable growth confirms Parel's evolving premium status where high-end developments increasingly cater to affluent buyers seeking prestigious addresses with superior amenities.

Developers are strategically diversifying Parel's product mix across all segments, creating multiple entry points that cater to a broad spectrum of buyers while reinforcing this micro-market's position as a comprehensive residential destination.

Analysis of New Supply by Configuration



400012	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	153	390	762	402	872
1 BHK	127	371	0	77	83
1.5 BHK & 2 BHK	1	11	481	268	202
2.5 BHK & 3 BHK	0	0	261	45	199
3.5 BHK & 4 BHK	0	0	1	0	37
Shops	20	2	19	11	50

1 BHK: Supply has decreased by 44% to 83 units in 2024 compared to the previous 3-year average of 149 units, showing significant recalibration in starter homes. This substantial reduction balances previous oversupply while maintaining meaningful presence in this segment vital to Parel's appeal for young professionals and investors.

1.5 BHK & 2 BHK: With 202 units in 2024, supply has decreased moderately by 20% from the previous average of 253 units, indicating strategic consolidation. This measured reduction reflects market stabilization for mid-sized apartments that remain core to Parel's residential appeal as a prime live-work-play destination.

2.5 BHK & 3 BHK: Supply has nearly doubled with a 95% increase to 199 units, demonstrating extraordinary growth in family-oriented configurations. This remarkable expansion acknowledges Parel's successful transformation from commercial-industrial to comprehensive residential destination where family living increasingly complements its business district character.

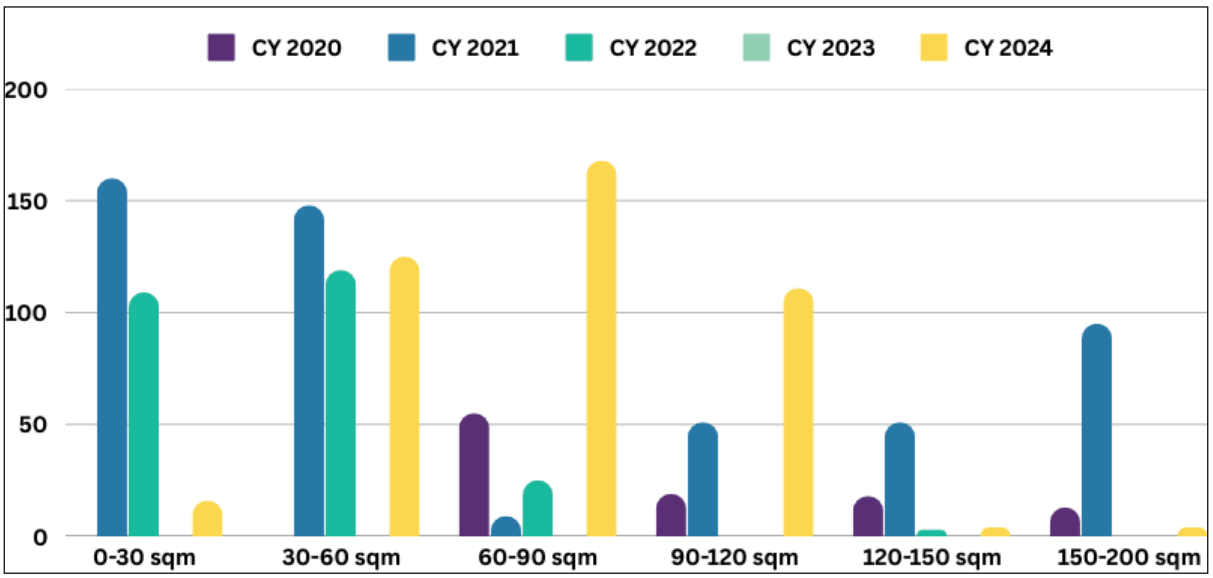
3.5 BHK & 4 BHK: With 37 units in 2024, supply has surged by an unprecedented 11,100% from the previous minimal average, signalling extraordinary expansion in premium segments. This dramatic growth establishes Parel's emerging luxury credentials, appealing to high-net-worth individuals seeking spacious residences in this increasingly prestigious micro-market.

Shops: Commercial space supply has increased dramatically by 369% to 50 units, indicating remarkable confidence in retail potential. This exceptional growth reinforces Parel's vibrant mixed-use character where commercial spaces enhance neighbourhood convenience while capitalizing on the area's high residential density.

The market is fundamentally evolving toward a comprehensively diversified product mix spanning all configurations, cementing Parel's status as Mumbai's premier comprehensive urban destination that successfully balances residential variety with commercial vitality.

400013 (Lower Parel)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	160	109	0	16
30-60 sqm	0	148	119	0	125
60-90 sqm	55	9	25	0	168
90-120 sqm	19	51	0	0	111
120-150 sqm	18	51	3	0	4
150-200 sqm	13	95	0	0	4

0-30 sqm: Supply has decreased dramatically by 82% to just 16 units in 2024 compared to the previous 3-year average of 89.7 units. This significant contraction reflects strategic developer retreat from micro-housing in Lower Parel as the area continues its upward trajectory as a premium mixed-use destination.

30-60 sqm: With 125 units in 2024, supply has increased by 40% from the previous average of 89 units, showing robust growth in compact apartments. This considerable expansion indicates sustained demand for efficiently designed units that balance affordability with Lower Parel's prestigious address.

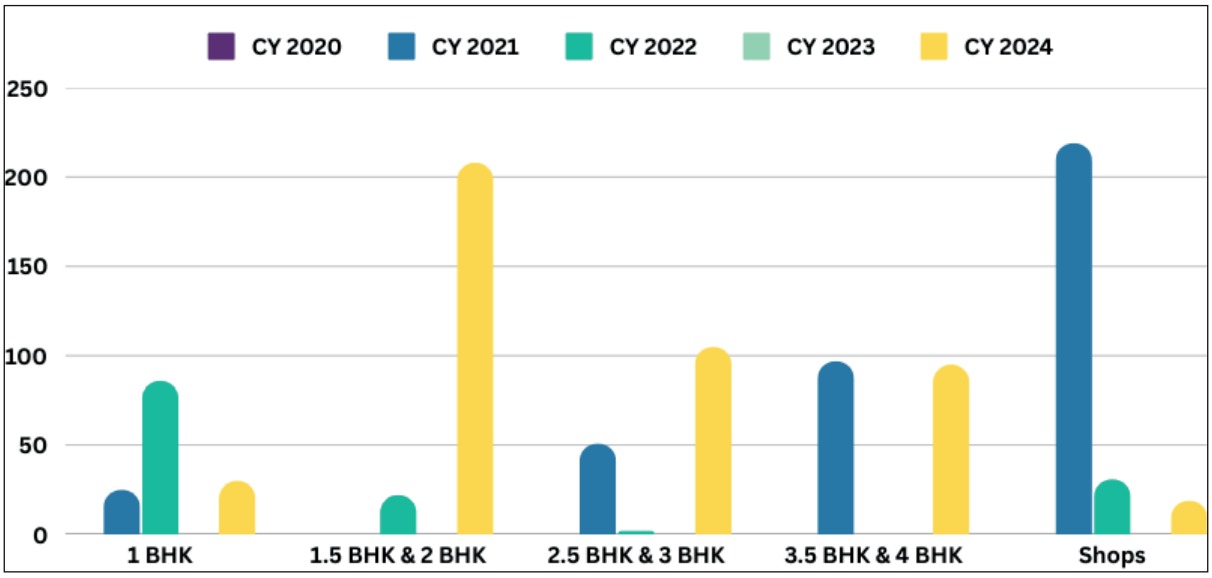
60-90 sqm: Supply has surged extraordinarily by 1,387% to 168 units in 2024, demonstrating explosive growth in mid-sized apartments. This remarkable expansion reflects Lower Parel's maturing market where family-friendly yet manageable units increasingly complement its established luxury reputation.

90-120 sqm: With 111 units in 2024, supply has increased by an exceptional 553% from the previous average of 17 units, indicating extraordinary developer confidence in spacious configurations. This dramatic growth confirms Lower Parel's strengthening position as a comprehensive luxury destination where generous living spaces are increasingly prized.

120-150 sqm and 150-200 sqm: Supply has decreased significantly by 78-87% to just 4 units in each segment, showing strategic pullback from ultra-luxury. This substantial reduction suggests recalibration after previous cycles focused heavily on super-premium offerings in this historically upscale micro-market.

Developers are fundamentally rebalancing Lower Parel's product mix toward mid-sized luxury segments, creating expanded opportunities for upper-middle-income homebuyers while moderating the area's ultra-premium positioning.

Analysis of New Supply by Configuration



400013	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	109	514	269	0	592
1 BHK	0	25	86	0	30
1.5 BHK & 2 BHK	0	0	22	0	208
2.5 BHK & 3 BHK	0	51	2	0	105
3.5 BHK & 4 BHK	0	97	0	0	95
Shops	0	219	31	0	19

1 BHK: Supply has decreased slightly by 19% to 30 units in 2024, showing measured contraction in starter homes. This modest reduction maintains meaningful presence in entry-level segments while acknowledging Lower Parel's continued evolution toward more spacious luxury configurations.

1.5 BHK & 2 BHK: With 208 units in 2024, supply has surged by an extraordinary 2,749% from the minimal previous average of 7.3 units. This dramatic expansion reflects strategic repositioning toward versatile mid-sized units catering to young couples and small families seeking premium Lower Parel addresses.

2.5 BHK & 3 BHK: Supply has increased remarkably by 493% to 105 units, demonstrating extraordinary growth in family-oriented configurations. This substantial expansion reinforces Lower Parel's comprehensive residential character where premium family apartments now complement its established reputation as a business district.

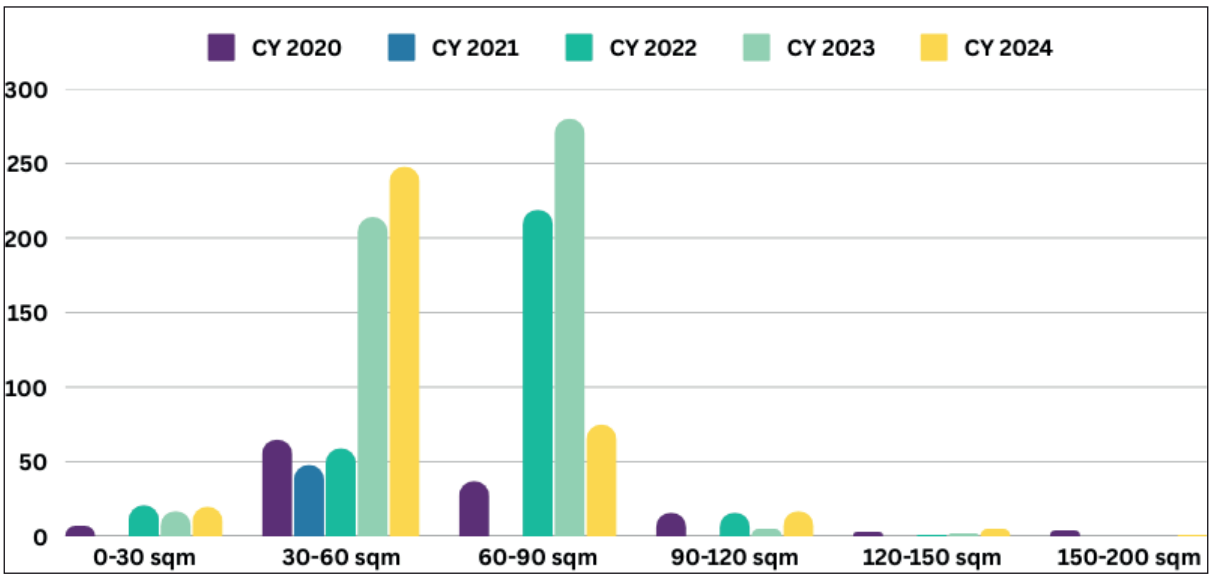
3.5 BHK & 4 BHK: With 95 units in 2024, supply has surged by 194% from the previous average of 32.3 units, showing significant expansion in premium luxury. This considerable growth confirms sustained developer confidence in Lower Parel's appeal to affluent buyers seeking spacious residences with premium amenities.

Shops: Commercial space supply has decreased substantially by 77% to 19 units, indicating strategic moderation in retail components. This significant reduction suggests focused approach to commercial development following previous oversupply, creating better-calibrated mixed-use balance.

The market is strategically reorienting toward a comprehensive luxury residential focus with carefully integrated commercial elements, positioning Lower Parel as Mumbai's premier lifestyle destination that effectively balances residential prestige with commercial vitality.

400014 (Dadar East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	7	0	21	17	20
30-60 sqm	65	48	59	214	248
60-90 sqm	37	0	219	280	75
90-120 sqm	16	0	16	5	17
120-150 sqm	3	0	1	2	5
150-200 sqm	4	0	0	0	1

0-30 sqm: Supply has increased by 58% to 20 units in 2024 compared to the previous 3-year average of 12.7 units, showing significant growth in micro-housing. This expansion indicates rising demand for affordable entry options in Dadar East, where traditional Maharashtrian buyers increasingly accept compact living formats while valuing the area's strong cultural identity.

30-60 sqm: With 248 units in 2024, supply has surged by 132% from the previous average of 107 units, demonstrating extraordinary developer confidence in compact apartments. This remarkable growth capitalizes on Dadar East's excellent connectivity and cultural prestige, attracting young professionals seeking efficiently designed spaces in this established residential hub.

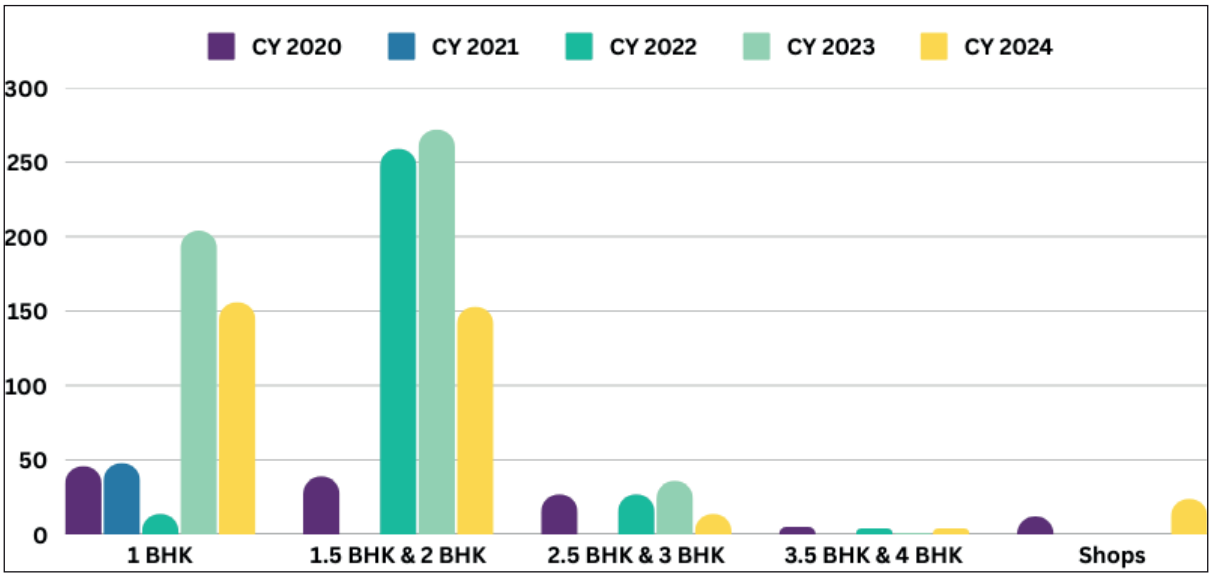
60-90 sqm: Supply has decreased significantly by 55% to 75 units, showing substantial contraction in mid-sized apartments. This notable reduction suggests market recalibration following potential oversupply in previous years, with developers strategically adjusting product mix in this densely populated neighbourhood.

90-120 sqm: With 17 units in 2024, supply has increased by 143% from the previous average of 7 units, indicating renewed interest in larger configurations. This substantial growth reflects selective developer confidence in premium family housing catering to upper-middle-income households seeking established neighbourhood stability.

120-150 sqm and larger: Supply has increased significantly across larger segments, with 400% growth in the 120-150 sqm category and introduction of new ultra-luxury units. This remarkable expansion in premium segments demonstrates emerging developer confidence in Dadar East's potential for upscale transformation despite its traditionally middle-market positioning.

Developers are strategically diversifying Dadar East's product mix toward both compact affordability and selective premium offerings, creating expanded options for homebuyers while reinforcing this micro-market's evolution from purely middle-class to increasingly multi-segment appeal.

Analysis of New Supply by Configuration



400014	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	133	48	316	518	366
1 BHK	46	48	14	204	156
1.5 BHK & 2 BHK	39	0	259	272	153
2.5 BHK & 3 BHK	27	0	27	36	14
3.5 BHK & 4 BHK	5	0	4	1	4
Shops	12	0	0	0	24

1 BHK: Supply has increased by 76% to 156 units in 2024 compared to the previous 3-year average of 88.7 units, showing substantial growth in starter homes. This significant expansion reflects strong market acceptance of compact housing in Dadar East, where location advantages and cultural identity outweigh size considerations for increasingly pragmatic buyers.

1.5 BHK & 2 BHK: With 153 units in 2024, supply has decreased by 14% from the previous average of 177 units, indicating moderate recalibration in mid-sized configurations. This measured reduction suggests strategic market balancing following previous aggressive expansion in this core segment that traditionally defines Dadar East's residential character.

2.5 BHK & 3 BHK: Supply has decreased by 33% to 14 units, showing substantial contraction in family-sized apartments. This notable reduction reflects selective developer approach to premium family housing in this traditionally middle-market neighbourhood where affordability remains a primary purchase driver.

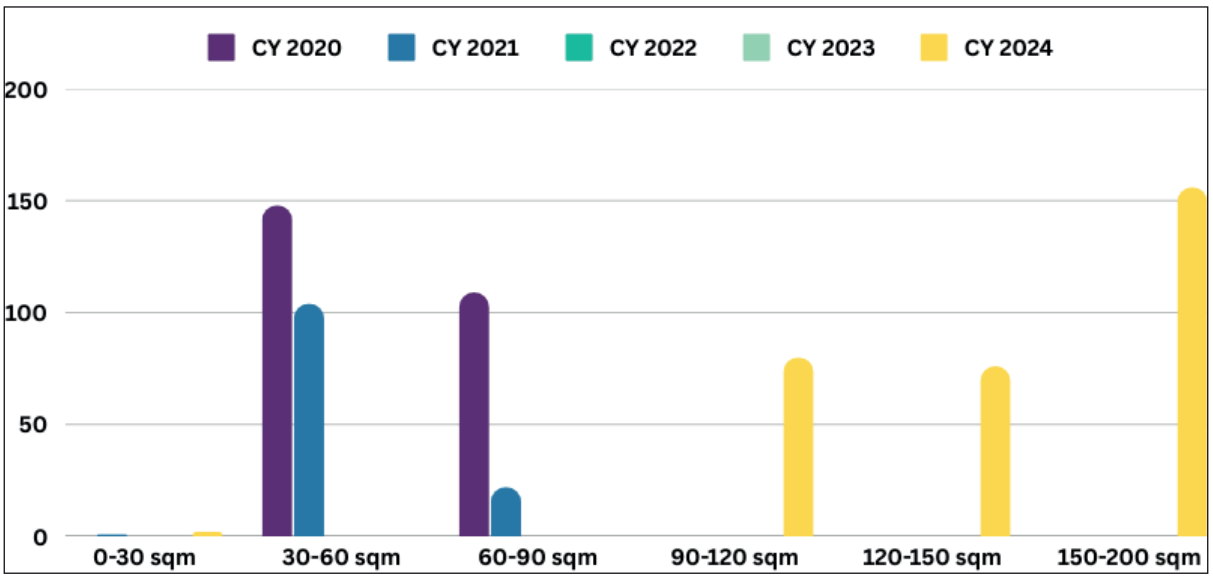
3.5 BHK & 4 BHK: With 4 units in 2024, supply has increased by 140% from the minimal previous average, indicating emerging presence in luxury segments. This growth demonstrates cautious developer testing of premium potential in Dadar East, appealing to affluent buyers seeking established neighbourhood character with premium modernization.

Shops: Commercial space supply has surged with 24 new units from zero previously, showing extraordinary expansion in retail components. This remarkable growth acknowledges Dadar East's vibrant community character where neighbourhood commercial spaces enhance convenience while capitalizing on high pedestrian traffic in this transit-oriented district.

The market is evolving toward a more comprehensively diversified product mix with strategic focus on both affordable and premium segments, reinforcing Dadar East's status as a multifaceted neighbourhood that balances traditional appeal with emerging upscale potential.

400015 (Sewri)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	1	0	0	2
30-60 sqm	148	104	0	0	0
60-90 sqm	109	22	0	0	0
90-120 sqm	0	0	0	0	80
120-150 sqm	0	0	0	0	76
150-200 sqm	0	0	0	0	156

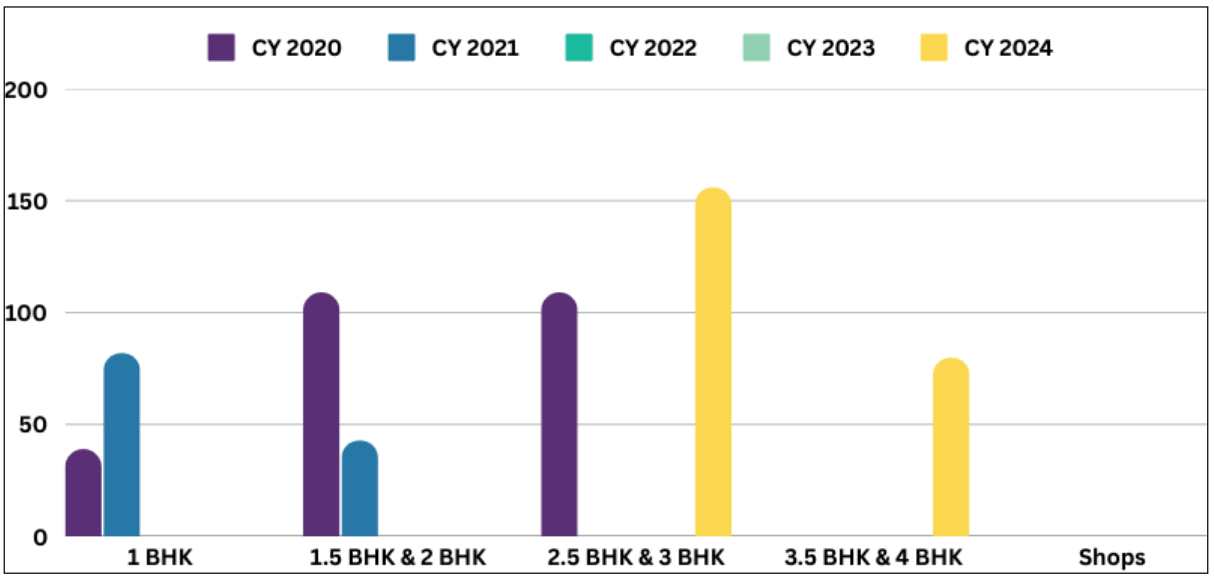
0-30 sqm: Supply has increased by 506% to 2 units in 2024 compared to the minimal previous 3-year average of 0.33 units, showing nominal presence in micro-housing. This modest introduction suggests selective testing of entry-level options in Sewri as the area undergoes fundamental market repositioning influenced by anticipated infrastructure developments.

30-60 sqm and 60-90 sqm: Complete absence of supply in 2024 represents a 100% withdrawal from previous averages, indicating total abandonment of compact and mid-sized segments. This extraordinary market pivot reflects strategic developer retreat from Sewri's historical positioning as a mid-market destination toward an entirely new premium identity.

90-120 sqm, 120-150 sqm, and 150-200 sqm: 2024 marks the unprecedented introduction of 312 premium units across these previously non-existent segments, representing a revolutionary market transformation. This remarkable creation of an entirely new luxury ecosystem signals extraordinary developer confidence in Sewri's transformation potential, likely catalysed by the game-changing Mumbai Trans-Harbour Link connectivity and waterfront redevelopment plans.

Sewri is experiencing a complete market reinvention with exclusive focus on premium segments, creating unprecedented luxury housing opportunities while effectively eliminating affordable options in this micro-market undergoing fundamental identity transformation.

Analysis of New Supply by Configuration



400015	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	257	127	0	0	314
1 BHK	39	82	0	0	0
1.5 BHK & 2 BHK	109	43	0	0	0
2.5 BHK & 3 BHK	109	0	0	0	156
3.5 BHK & 4 BHK	0	0	0	0	80
Shops	0	0	0	0	0

1 BHK and 1.5 BHK & 2 BHK: Complete absence of supply in 2024 represents 100% withdrawal from previous averages, indicating total abandonment of entry and mid-level configurations. This extraordinary market exit confirms developers' strategic vision of Sewri as an emerging luxury destination where smaller configurations no longer align with the area's aspirational repositioning.

2.5 BHK & 3 BHK: The unprecedented introduction of 156 units in 2024 compared to zero previously signals revolutionary market transformation in family-sized apartments. This remarkable creation of premium family inventory demonstrates extraordinary developer confidence in Sewri's potential to attract affluent families seeking spacious homes in this rapidly evolving waterfront district.

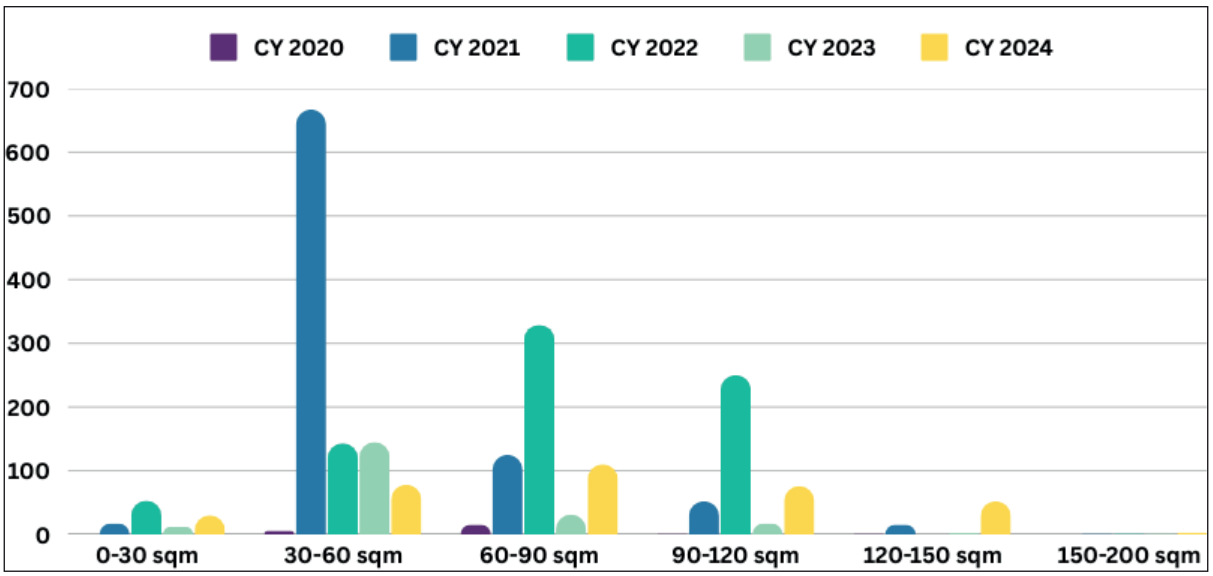
3.5 BHK & 4 BHK: With 80 new luxury units introduced in 2024 from zero previously, Sewri enters the premium luxury segment for the first time. This landmark expansion establishes Sewri's surprising emergence as a contender in Mumbai's luxury market, appealing to high-net-worth individuals seeking alternatives to traditionally established premium neighbourhoods.

Shops: Continued absence of commercial space in 2024 maintains the historical pattern of no retail integration. This persistent gap suggests developers envision Sewri primarily as a residential sanctuary where commercial facilities remain deliberately minimal, preserving the area's residential exclusivity.

The market is experiencing profound transformation from historically modest industrial-adjacent housing to an ambitious luxury residential enclave, creating extraordinary opportunities for premium homebuyers while fundamentally redefining Sewri's position in Mumbai's real estate hierarchy.

400016 (Mahim/Matunga West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	17	53	12	30
30-60 sqm	6	667	143	145	78
60-90 sqm	15	125	329	31	110
90-120 sqm	1	52	250	17	76
120-150 sqm	1	15	0	2	52
150-200 sqm	0	1	1	1	3

0-30 sqm: Supply has increased moderately by 10% to 30 units in 2024 compared to the previous 3-year average of 27.3 units, showing measured growth in micro-housing. This steady expansion indicates sustained interest in affordable entry options in Mahim, where compact living formats increasingly appeal to young professionals valuing the area's excellent connectivity.

30-60 sqm: With just 78 units in 2024, supply has plummeted by 76% from the previous average of 318.3 units, demonstrating extraordinary contraction in compact apartments. This dramatic reduction suggests market recalibration following potential oversupply in previous cycles, with developers strategically adjusting inventory in this historically middle-class neighbourhood.

60-90 sqm: Supply has decreased by 32% to 110 units, showing substantial moderation in mid-sized apartments. This significant reduction reflects developers' measured approach to family-sized units in Mahim, balancing the area's traditional appeal to established households with evolving market realities.

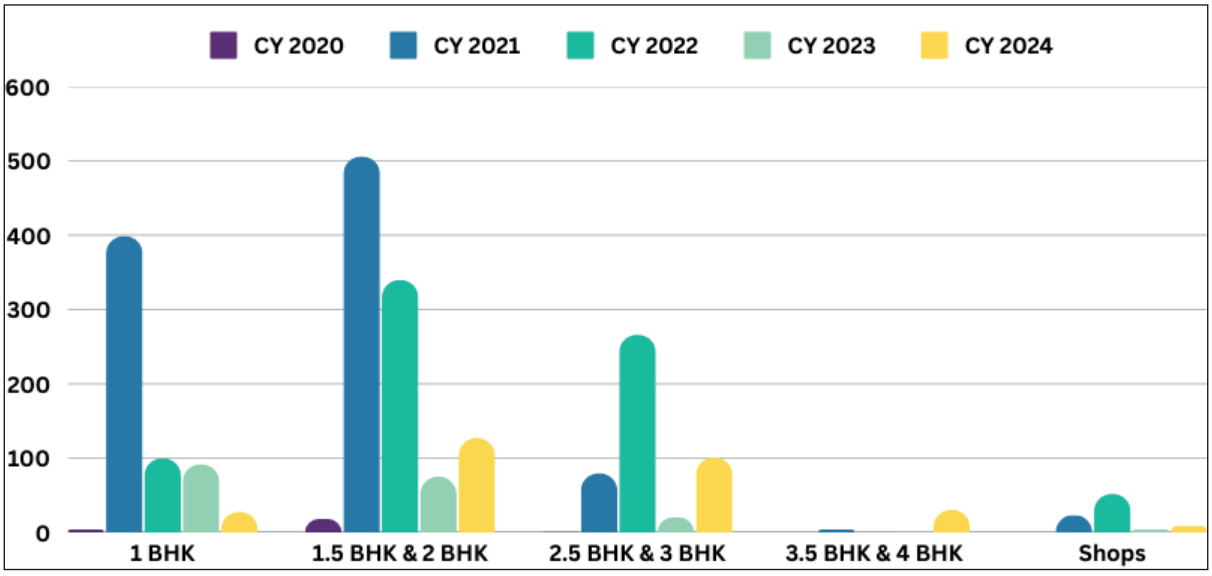
90-120 sqm: With 76 units in 2024, supply has decreased by 29% from the previous average of 106.3 units, indicating moderate contraction in spacious configurations. This calculated reduction suggests selective developer approach to premium family housing in this culturally significant neighbourhood where location value remains strong despite pricing sensitivities.

120-150 sqm: Supply has surged extraordinarily by 817% to 52 units, showing remarkable expansion in premium segments. This dramatic growth establishes Mahim's emerging credentials in luxury housing, potentially leveraging the area's prime location between South and Western suburbs to appeal to affluent buyers seeking centrality with character.

150-200 sqm: With 3 units in 2024, supply has increased by 200% from the minimal previous average, indicating nascent growth in ultra-luxury. This emerging presence in the highest segment signals selective developer confidence in Mahim's potential to host premium projects that capitalize on waterfront proximity and cultural heritage.

Developers are strategically pivoting Mahim's product mix toward premium segments while maintaining moderate presence across configurations, creating diversified options for buyers and signalling this micro-market's evolving position in Mumbai's real estate hierarchy.

Analysis of New Supply by Configuration



400016	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	23	1021	776	208	349
1 BHK	4	399	100	92	28
1.5 BHK & 2 BHK	18	506	340	75	127
2.5 BHK & 3 BHK	1	80	266	20	101
3.5 BHK & 4 BHK	0	4	0	1	31
Shops	0	23	52	4	9

1 BHK: Supply has collapsed by 86% to just 28 units in 2024 compared to the previous 3-year average of 197 units, showing dramatic retreat from starter homes. This extraordinary contraction suggests strategic developer pullback from entry-level segments in Mahim, where shifting buyer preferences and limited affordability challenges may be impacting smaller unit viability.

1.5 BHK & 2 BHK: With 127 units in 2024, supply has decreased significantly by 59% from the previous average of 307 units, indicating substantial recalibration. This remarkable reduction suggests more selective developer approach to mid-sized configurations that traditionally define Mahim's residential character.

2.5 BHK & 3 BHK: Supply has decreased moderately by 17% to 101 units, showing relative resilience in family-sized apartments. This measured contraction maintains strong presence in premium family housing where Mahim's established neighbourhood character, cultural significance, and excellent connectivity continue attracting family buyers.

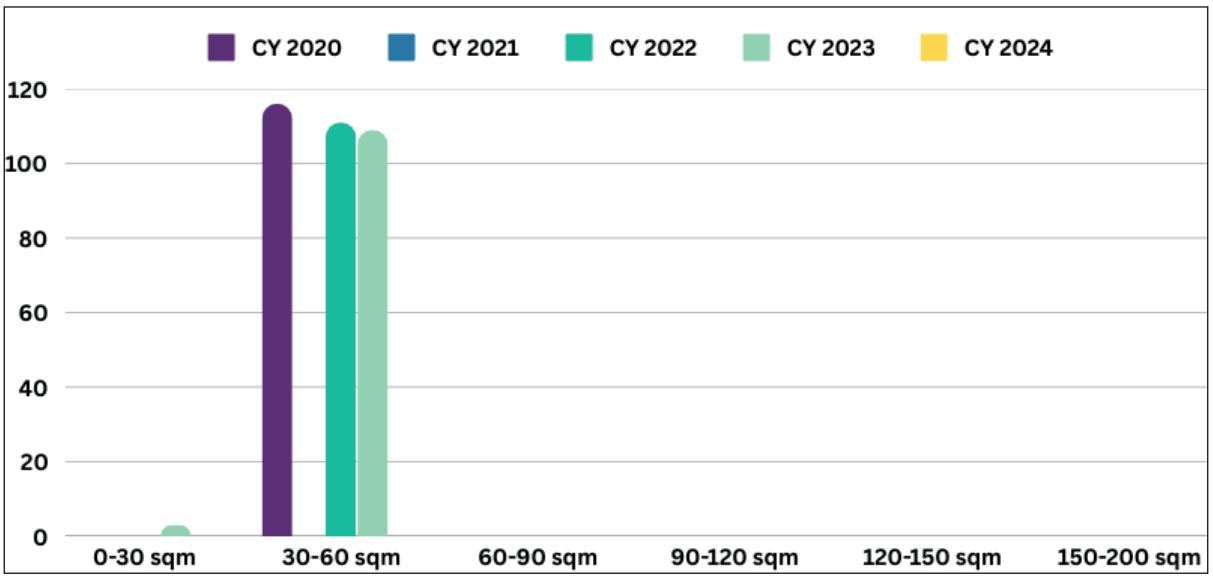
3.5 BHK & 4 BHK: With 31 units in 2024, supply has surged by an extraordinary 1,756% from the minimal previous average of 1.7 units, demonstrating explosive growth in luxury segments. This remarkable expansion establishes Mahim's surprising emergence in premium configurations, appealing to affluent buyers seeking established neighbourhood character with modern luxury amenities.

Shops: Commercial space supply has decreased by 66% to 9 units, indicating substantial contraction in retail components. This significant reduction suggests more selective approach to commercial development, potentially focusing on quality over quantity in this neighbourhood where street-level retail has historically thrived.

The market is experiencing strategic reorientation toward premium residential segments with selective commercial integration, positioning Mahim as an evolving luxury destination that balances established cultural identity with emerging upscale credentials.

400017 (Dharavi)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	3	0
30-60 sqm	116	0	111	109	0
60-90 sqm	0	0	0	0	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

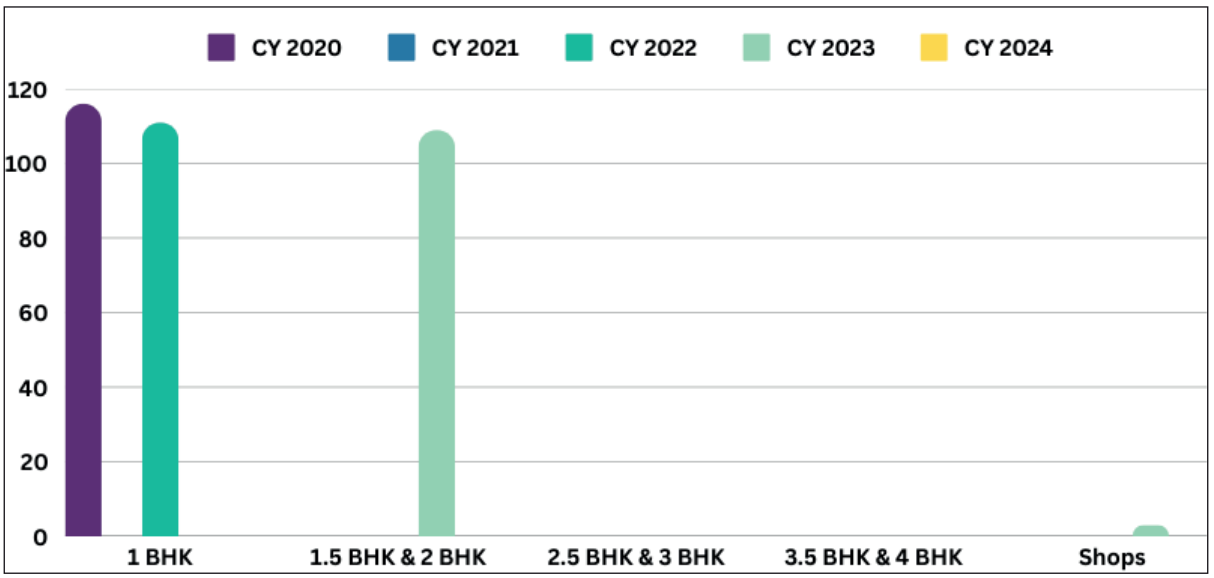
0-30 sqm: Supply has completely disappeared in 2024 from the previous 3-year average of 1 unit, indicating total cessation of micro-housing development. This complete absence suggests a market standstill likely tied to the massive uncertainty surrounding the 20,000 crore Dharavi Redevelopment Project that has effectively frozen private development activity.

30-60 sqm: With zero units in 2024, supply has collapsed by 100% from the previous average of 73.3 units, representing complete withdrawal from the dominant compact segment. This extraordinary market suspension reflects widespread developer hesitation to launch projects in Dharavi while transformative redevelopment plans remain in flux, potentially dramatically altering land values and development parameters.

60-90 sqm and larger segments: Continued absence of supply across all larger segments maintains the historical pattern of no development in premium categories. This persistent gap confirms Dharavi's established positioning exclusively in the affordable housing segment, where even the prospect of redevelopment has not yet triggered speculative luxury development.

The market is experiencing a complete development standstill as stakeholders await clarity on the Adani Group-led Dharavi Redevelopment Project, creating a temporary vacuum for homebuyers while potentially setting the stage for fundamental market transformation once implementation begins.

Analysis of New Supply by Configuration



400017	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	116	0	111	112	0
1 BHK	116	0	111	0	0
1.5 BHK & 2 BHK	0	0	0	109	0
2.5 BHK & 3 BHK	0	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	0	0	3	0

1 BHK: Supply has disappeared entirely in 2024 compared to the previous 3-year average of 37 units, showing complete cessation of starter home development. This total market withdrawal reflects the development paralysis affecting Dharavi as stakeholders await clarity on the massive redevelopment initiative that will likely transform Asia's largest slum into a planned urban district.

1.5 BHK & 2 BHK: With zero units in 2024, supply has collapsed by 100% from the previous average of 36.3 units, indicating complete abandonment of mid-sized configurations. This extraordinary suspension of development activity underscores the wait-and-see approach adopted by developers as the Dharavi Redevelopment Project's implementation timeline and rehabilitation policies remain under discussion.

2.5 BHK & 3 BHK and larger configurations: Continued absence of supply across premium segments maintains the historical pattern of no development in family-sized luxury housing. This persistent gap reflects Dharavi's entrenched identity as a predominantly affordable, compact housing market where larger configurations have historically found no market acceptance.

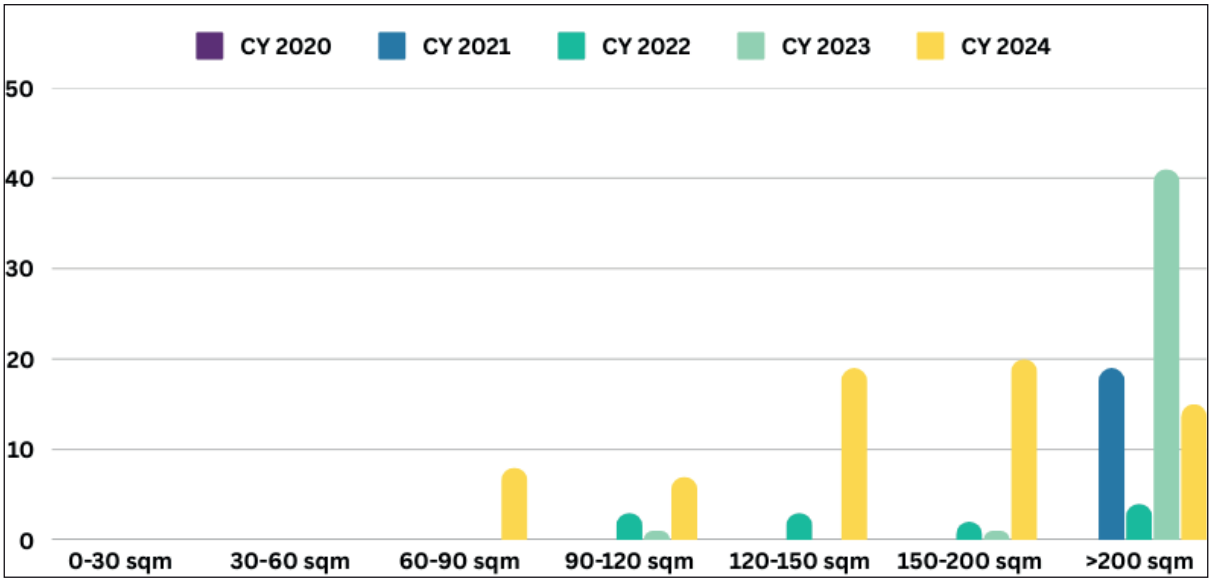
Shops: Commercial space supply has retracted completely in 2024 from the minimal previous presence, reinforcing the overall development freeze. This contraction in retail components, though

minimal, further confirms the comprehensive nature of the current development standstill affecting all real estate categories in Dharavi.

The market is experiencing complete suspension of development activity across all configurations as the ambitious Dharavi Redevelopment Project dominates the area's real estate narrative, creating short-term uncertainty for stakeholders while potentially setting the foundation for transformative change in coming years.

400018 (Worli)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	0	0
30-60 sqm	0	0	0	0	0
60-90 sqm	0	0	0	0	8
90-120 sqm	0	0	3	1	7
120-150 sqm	0	0	3	0	19
150-200 sqm	0	0	2	1	20

0-30 sqm and 30-60 sqm: Complete absence of supply in 2024 maintains the historical pattern of zero development in compact segments. This persistent gap reinforces Worli's entrenched positioning as an exclusively premium luxury market where smaller, affordable formats find no acceptance among developers or target buyers.

60-90 sqm: The unprecedented introduction of 8 units in 2024 from zero previously represents strategic entry into the mid-sized segment. This calculated expansion indicates emerging developer interest in creating entry-level luxury options in Worli, potentially appealing to younger affluent professionals seeking prestigious addresses in more efficient formats.

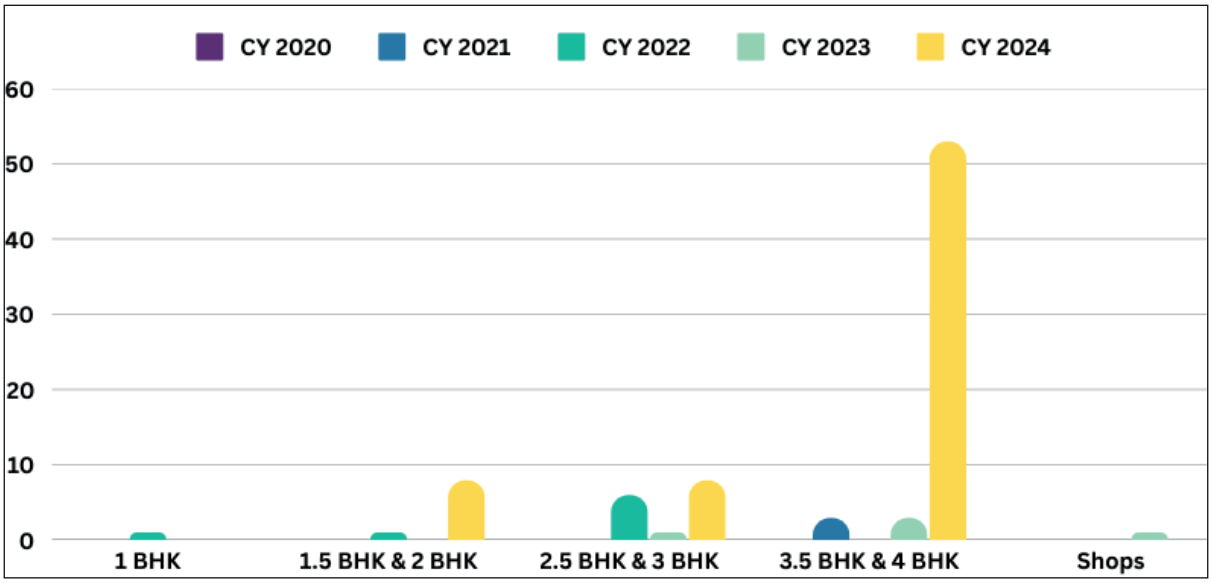
90-120 sqm: With 7 units in 2024, supply has increased by an extraordinary 425% from the minimal previous average of 1.33 units, showing substantial growth in spacious configurations. This remarkable expansion reflects strengthening developer confidence in Worli's premium market depth as sea-facing properties with iconic views continue attracting affluent buyers.

120-150 sqm: Supply has surged by an astonishing 1,800% to 19 units, indicating explosive growth in luxury apartments. This extraordinary expansion confirms Worli's strengthening position as Mumbai's premier luxury destination where generously proportioned sea-view apartments command substantial premiums despite broader market fluctuations.

150-200 sqm: With 20 units in 2024, supply has increased by an extraordinary 1,900% from the minimal previous average, demonstrating explosive growth in ultra-luxury. This remarkable acceleration solidifies Worli's unrivalled status in Mumbai's super-premium market where iconic buildings and unmatched sea views continue attracting ultra-high-net-worth buyers despite economic uncertainties.

Developers are aggressively expanding Worli's luxury inventory across multiple premium segments, creating unprecedented opportunities for affluent homebuyers while reinforcing this micro-market's position as Mumbai's definitive luxury residential address.

Analysis of New Supply by Configuration



400018	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	19	12	43	69
1 BHK	0	0	1	0	0
1.5 BHK & 2 BHK	0	0	1	0	8
2.5 BHK & 3 BHK	0	0	6	1	8
3.5 BHK & 4 BHK	0	3	0	3	53
Shops	0	0	0	1	0

1 BHK: Complete absence of supply in 2024 continues the historical pattern of minimal presence in starter homes. This consistent gap confirms Worli's entrenched positioning as a premium luxury market where compact configurations find virtually no developer interest or buyer demand.

1.5 BHK & 2 BHK: With 8 units in 2024, supply has surged by an extraordinary 2,324% from the minimal previous average of 0.33 units, showing remarkable expansion in entry-level luxury. This calculated growth signals emerging interest in creating more accessible price points in Worli, potentially broadening market depth while maintaining premium positioning.

2.5 BHK & 3 BHK: Supply has increased significantly by 243% to 8 units, demonstrating substantial growth in family-oriented configurations. This considerable expansion reflects sustained developer confidence in Worli's appeal to affluent families seeking premium addresses with the prestige and amenities that define this iconic seafront neighbourhood.

3.5 BHK & 4 BHK: With 53 units in 2024, supply has surged by an extraordinary 2,550% from the minimal previous average of 2 units, showing explosive growth in premium luxury. This remarkable acceleration confirms Worli's dominance in Mumbai's ultra-luxury market where expansive configurations with panoramic sea views continue attracting elite buyers seeking uncompromising residential prestige.

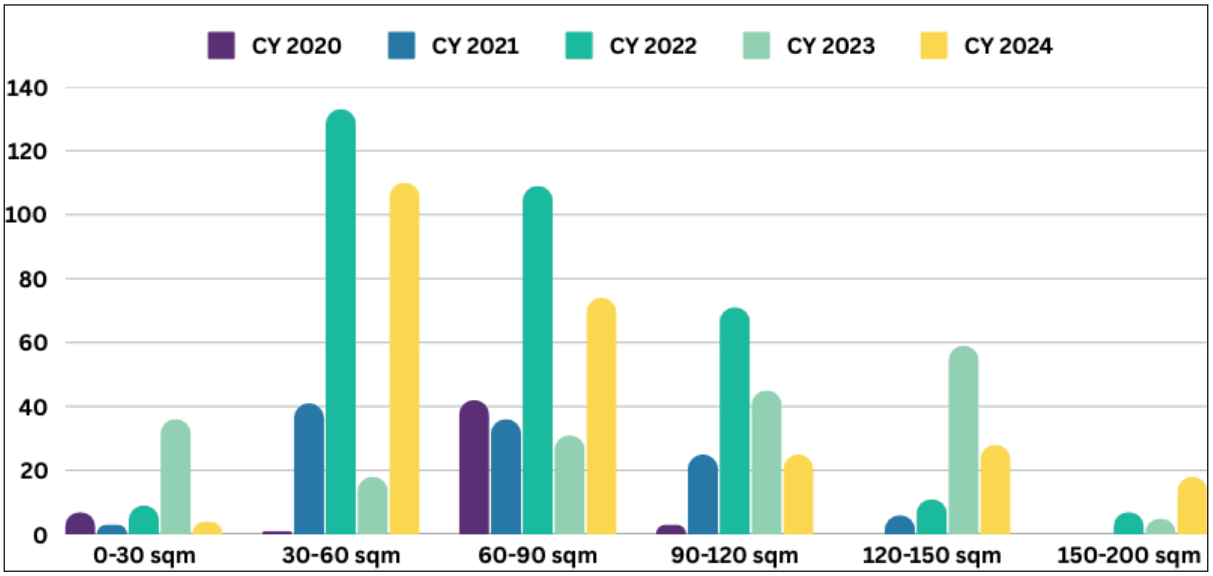
Shops:

Complete disappearance of commercial space in 2024 represents full withdrawal from minimal previous presence. This calculated absence suggests developers envision Worli primarily as a residential sanctuary where limited integrated retail preserves exclusivity while residents' access premium commercial amenities in nearby established hubs.

Developers are fundamentally reinforcing Worli's position as Mumbai's definitive luxury residential address with particular focus on premium configurations, creating expanded opportunities for affluent homebuyers while limiting options for investment in commercial real estate within this prestigious micro-market.

400019 (Matunga)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	7	3	9	36	4
30-60 sqm	1	41	133	18	110
60-90 sqm	42	36	109	31	74
90-120 sqm	3	25	71	45	25
120-150 sqm	0	6	11	59	28
150-200 sqm	0	0	7	5	18

0-30 sqm: Supply has decreased dramatically by 75% to just 4 units in 2024 compared to the previous 3-year average of 16 units, showing substantial retreat from micro-housing. This significant contraction indicates limited market acceptance for ultra-compact housing in Matunga, where traditional South Indian residents and educational institutions continue influencing preferences for more spacious living formats.

30-60 sqm: With 110 units in 2024, supply has increased substantially by 72% from the previous average of 64 units, demonstrating strong growth in compact apartments. This remarkable expansion reflects rising demand for efficiently designed yet comfortable units in Matunga, where excellent connectivity and established neighbourhood character appeal to young professionals and small families.

60-90 sqm: Supply has increased moderately by 26% to 74 units, showing steady growth in mid-sized apartments. This consistent expansion reinforces Matunga's traditional strength in family-oriented housing where cultural amenities, educational institutions, and community infrastructure continue attracting established households.

90-120 sqm: With 25 units in 2024, supply has decreased significantly by 47% from the previous average of 47 units, indicating substantial contraction in spacious configurations. This notable

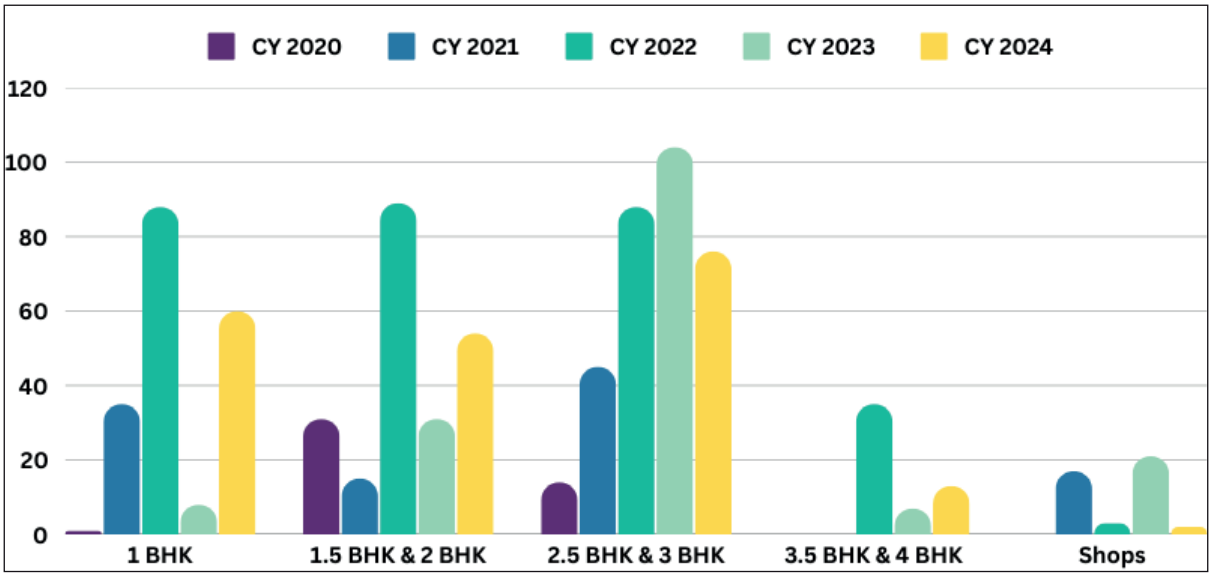
reduction suggests market recalibration following potential oversupply in this premium segment where Matunga's pricing sensitivity may influence absorption rates.

120-150 sqm: Supply has increased moderately by 11% to 28 units, showing steady growth in premium segments. This measured expansion reflects selective developer confidence in Matunga's potential for upscale housing catering to affluent multi-generational South Indian families valuing the area's strong cultural identity.

150-200 sqm: With 18 units in 2024, supply has surged by an extraordinary 350% from the minimal previous average, demonstrating remarkable growth in ultra-luxury. This significant expansion establishes Matunga's surprising emergence in the premium segment, potentially appealing to wealthy traditional families seeking prestigious addresses with modern amenities.

Developers are strategically diversifying Matunga's product mix with particular emphasis on efficient compact apartments and selective premium offerings, creating expanded options for homebuyers while reinforcing this micro-market's evolution toward multi-segment appeal.

Analysis of New Supply by Configuration



400019	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	53	112	374	201	260
1 BHK	1	35	88	8	60
1.5 BHK & 2 BHK	31	15	89	31	54
2.5 BHK & 3 BHK	14	45	88	104	76
3.5 BHK & 4 BHK	0	0	35	7	13
Shops	0	17	3	21	2

1 BHK: Supply has increased significantly by 37% to 60 units in 2024 compared to the previous 3-year average of 43.7 units, showing substantial growth in starter homes. This notable expansion

reflects rising acceptance of compact living in Matunga where traditional preferences are evolving to accommodate younger buyers attracted by the area's exceptional educational infrastructure.

1.5 BHK & 2 BHK: With 54 units in 2024, supply has increased moderately by 20% from the previous average of 45 units, indicating steady growth in mid-sized configurations. This consistent expansion reinforces Matunga's core strength in formats that balance affordability with comfortable living for the area's education-focused demographic.

2.5 BHK & 3 BHK: Supply has decreased slightly by 4% to 76 units, showing minimal contraction in family-sized apartments. This relative stability maintains Matunga's traditional emphasis on premium family housing where multi-generational South Indian households continue valuing spacious configurations with proximity to cultural amenities.

3.5 BHK & 4 BHK: With 13 units in 2024, supply has decreased slightly by 7% from the previous average of 14 units, indicating minimal contraction in luxury segments. This measured approach reflects selective developer caution in ultra-premium configurations while still acknowledging Matunga's potential to host luxury projects for its affluent traditional demographic.

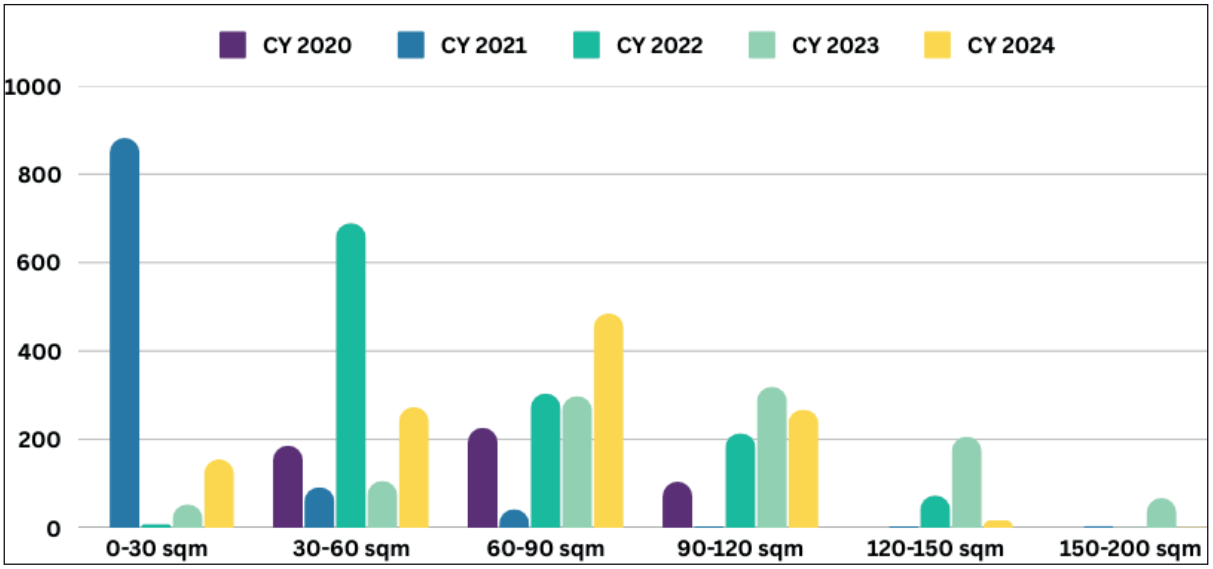
Shops: Commercial space supply has decreased dramatically by 85% to just 2 units, showing substantial contraction in retail components. This significant reduction suggests selective rather than widespread commercial integration, potentially focusing on quality over quantity in this culturally vibrant neighbourhood with established street-level retail traditions.

The market is strategically recalibrating toward a more diversified product mix with particular strength in entry and mid-level segments, reinforcing Matunga's status as a comprehensive residential destination that effectively balances traditional appeal with evolving contemporary preferences.

400022 (Sion)

MUMBAI
CITY MAP
N
ARABIAN SEA
SANJAY GANDHI NATIONAL PARK
NAVI MUMBAI
400022

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	882	8	53	155
30-60 sqm	186	92	689	106	273
60-90 sqm	226	42	304	298	485
90-120 sqm	104	3	214	319	268
120-150 sqm	0	3	73	206	17
150-200 sqm	0	4	1	67	2

0-30 sqm: Supply has decreased by 51% to 155 units in 2024 compared to the previous 3-year average of 314.3 units, showing substantial contraction in micro-housing. This significant reduction suggests recalibration following the extraordinary spike in 2021, as developers adjust compact unit inventory in this strategically located neighbourhood connecting South Mumbai with the suburbs.

30-60 sqm: With 273 units in 2024, supply has decreased slightly by 8% from the previous average of 295.7 units, indicating relative stability in compact apartments. This consistent presence maintains Sion's established role in providing efficiently designed starter homes that leverage the area's exceptional connectivity for price-sensitive buyers.

60-90 sqm: Supply has surged remarkably by 126% to 485 units, demonstrating extraordinary growth in mid-sized apartments. This dramatic expansion reflects strong market confidence in Sion's appeal to middle-income families seeking spacious yet affordable homes in this increasingly upwardly mobile neighbourhood undergoing systematic redevelopment.

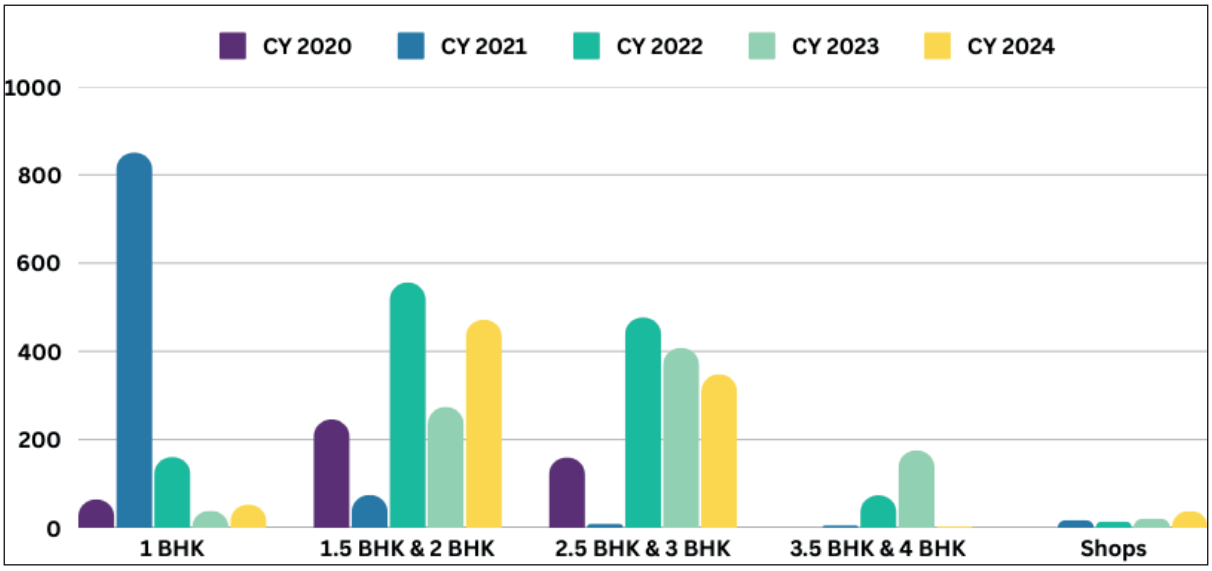
90-120 sqm: With 268 units in 2024, supply has increased substantially by 50% from the previous average, showing strong growth in spacious configurations. This notable expansion reinforces Sion's evolving upmarket trajectory as redevelopment projects increasingly deliver premium family housing for established households valuing the area's central location.

120-150 sqm: Supply has collapsed by 82% to just 17 units, demonstrating dramatic contraction in premium segments. This extraordinary retreat suggests strategic developer caution in larger luxury formats where Sion's traditionally middle-market positioning may still influence absorption rates despite neighbourhood upgrading.

150-200 sqm: With merely 2 units in 2024, supply has plummeted by 92% from the previous average, indicating near-complete abandonment of ultra-luxury. This remarkable withdrawal reflects selective developer restraint in the highest segment as Sion's luxury market credentials remain in developmental stages despite its prime location advantages.

Developers are strategically consolidating Sion's product mix around mid-sized family-oriented apartments while maintaining select presence across other segments, aligning inventory with the area's strengthening middle-market positioning while acknowledging its ongoing transition toward premium status.

Analysis of New Supply by Configuration



400022	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	516	1037	1299	1060	1204
1 BHK	65	851	161	39	53
1.5 BHK & 2 BHK	246	75	556	274	472
2.5 BHK & 3 BHK	160	9	477	408	348
3.5 BHK & 4 BHK	0	6	74	176	3
Shops	0	18	14	21	38

1 BHK: Supply has collapsed by 85% to just 53 units in 2024 compared to the previous 3-year average of 350.3 units, showing extraordinary contraction in starter homes. This dramatic reduction suggests

strategic developer retreat following potential oversupply in compact configurations, particularly after the exceptional 2021 spike that likely saturated Sion's entry-level market.

1.5 BHK & 2 BHK: With 472 units in 2024, supply has increased significantly by 57% from the previous average, demonstrating strong growth in mid-sized configurations. This remarkable expansion reinforces Sion's core strength in formats that balance affordability with comfortable living, appealing to young families drawn by the area's excellent educational facilities and central location.

2.5 BHK & 3 BHK: Supply has increased moderately by 17% to 348 units, showing steady growth in family-sized apartments. This consistent expansion maintains Sion's established momentum in premium family housing where ongoing redevelopment increasingly delivers modern amenities that attract upgraders seeking spacious homes in this well-connected neighbourhood.

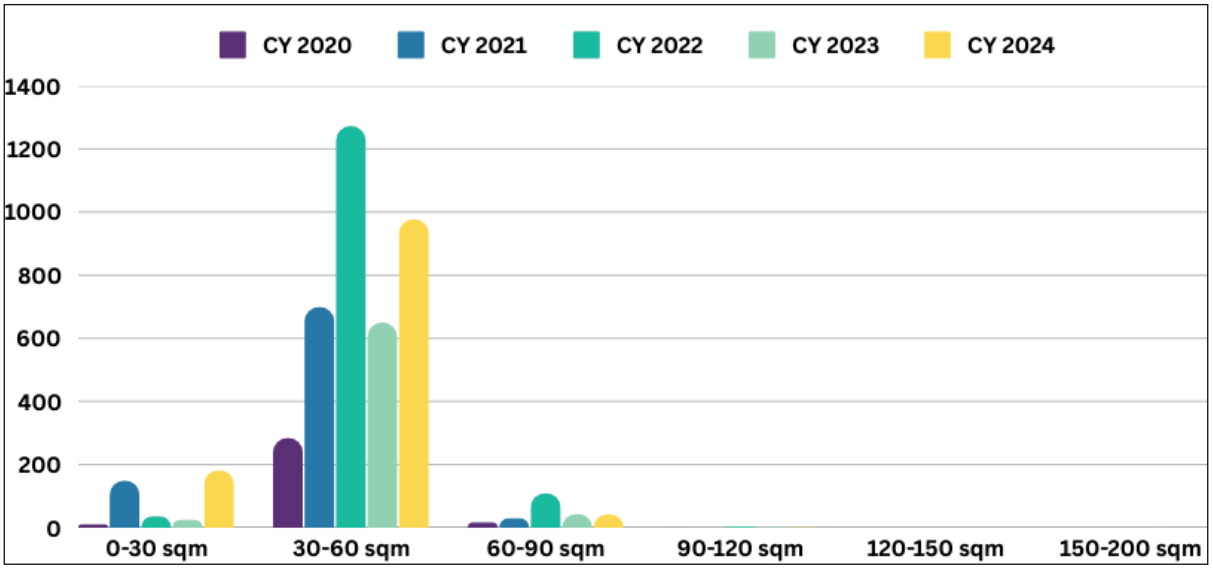
3.5 BHK & 4 BHK: With just 3 units in 2024, supply has collapsed by 96% from the previous average of 85.3 units, indicating extraordinary contraction in luxury segments. This dramatic withdrawal suggests strategic developer caution in ultra-premium configurations as Sion continues its gradual rather than sudden transition toward luxury market positioning.

Shops: Commercial space supply has increased remarkably by 115% to 38 units, showing extraordinary growth in retail components. This significant expansion reflects developer confidence in Sion's commercial potential, potentially capitalizing on its strategic location at Mumbai's geographic centre to create mixed-use environments serving both residents and through-traffic.

The market is strategically consolidating around core mid-sized configurations with integrated commercial elements, reinforcing Sion's status as a comprehensive family-oriented residential destination while simultaneously strengthening its emerging commercial credentials.

400024 (Nehru Nagar/Kurla East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	12	150	37	26	183
30-60 sqm	285	700	1272	650	978
60-90 sqm	18	30	110	44	42
90-120 sqm	1	0	3	2	2
120-150 sqm	0	1	0	0	0
150-200 sqm	0	0	0	1	1

0-30 sqm: Supply has increased dramatically by 158% to 183 units in 2024 compared to the previous 3-year average of 71 units, showing extraordinary growth in micro-housing. This remarkable expansion reflects strong market confidence in Kurla East's potential for affordable housing, capitalizing on excellent connectivity via the Central Railway and Eastern Express Highway for budget-conscious buyers.

30-60 sqm: With 978 units in 2024, supply has increased moderately by 12% from the previous average of 874 units, indicating steady growth in compact apartments. This consistent expansion reinforces Kurla East's dominant positioning in the affordable housing segment where proximity to commercial hubs like BKC and Powai continues attracting first-time homebuyers and young professionals.

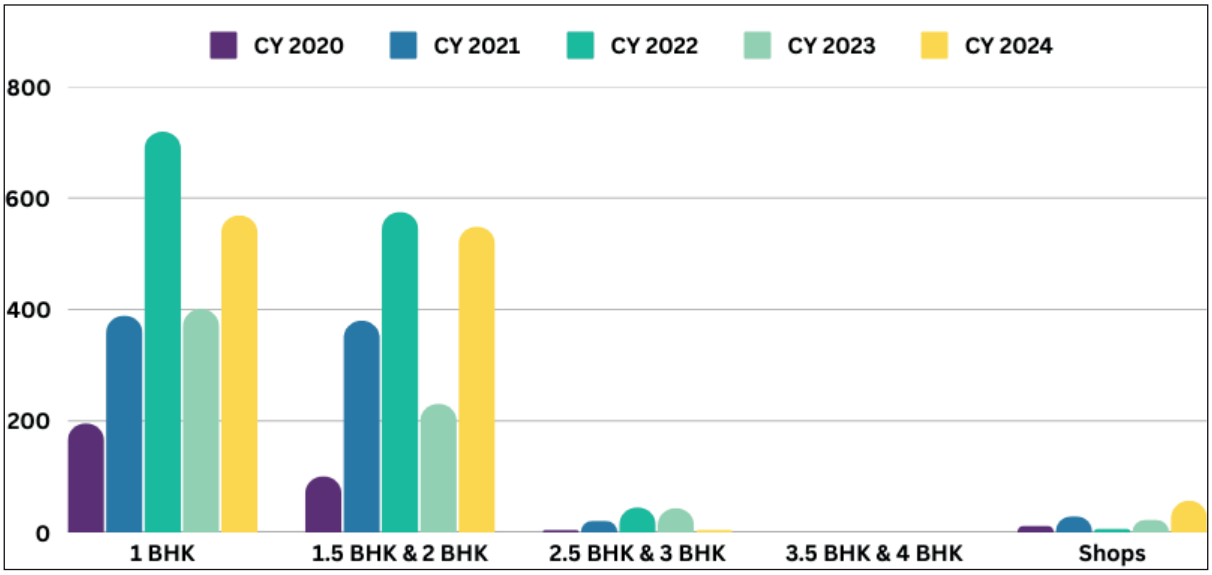
60-90 sqm: Supply has decreased significantly by 32% to 42 units, showing substantial contraction in mid-sized apartments. This notable reduction suggests strategic developer caution in larger formats where Kurla East's traditionally affordable market positioning may influence absorption rates for more premium offerings.

90-120 sqm and larger segments: Minimal presence across premium segments maintains the historical pattern of very limited development in luxury categories. This persistent gap confirms Kurla East's

entrenched identity as predominantly an affordable housing market where larger luxury formats find little market acceptance despite the area's strategic location advantages.

Developers are strategically consolidating Kurla East's product mix around compact affordable housing, creating abundant opportunities for budget-conscious homebuyers while limiting options in premium segments despite the area's connectivity advantages and proximity to Mumbai's new business districts.

Analysis of New Supply by Configuration



400024	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	316	941	1423	723	1207
1 BHK	196	389	719	401	569
1.5 BHK & 2 BHK	101	380	575	231	549
2.5 BHK & 3 BHK	5	21	45	44	5
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	12	29	7	23	57

1 BHK: Supply has increased moderately by 13% to 569 units in 2024 compared to the previous 3-year average of 503 units, showing steady growth in starter homes. This consistent expansion reinforces Kurla East's core strength in compact configurations that effectively leverage the area's excellent railway connectivity and relatively affordable land values to deliver entry-level housing.

1.5 BHK & 2 BHK: With 549 units in 2024, supply has increased significantly by 39% from the previous average of 395 units, demonstrating substantial growth in mid-sized configurations. This remarkable expansion reflects rising market confidence in Kurla East's appeal to young families seeking balanced living spaces at accessible price points in this rapidly developing eastern corridor.

2.5 BHK & 3 BHK: Supply has collapsed by 86% to just 5 units, showing extraordinary contraction in family-sized apartments. This dramatic reduction suggests strategic developer retreat from premium family housing where Kurla East's established affordable market positioning may challenge absorption of larger, more expensive configurations despite ongoing infrastructure improvements.

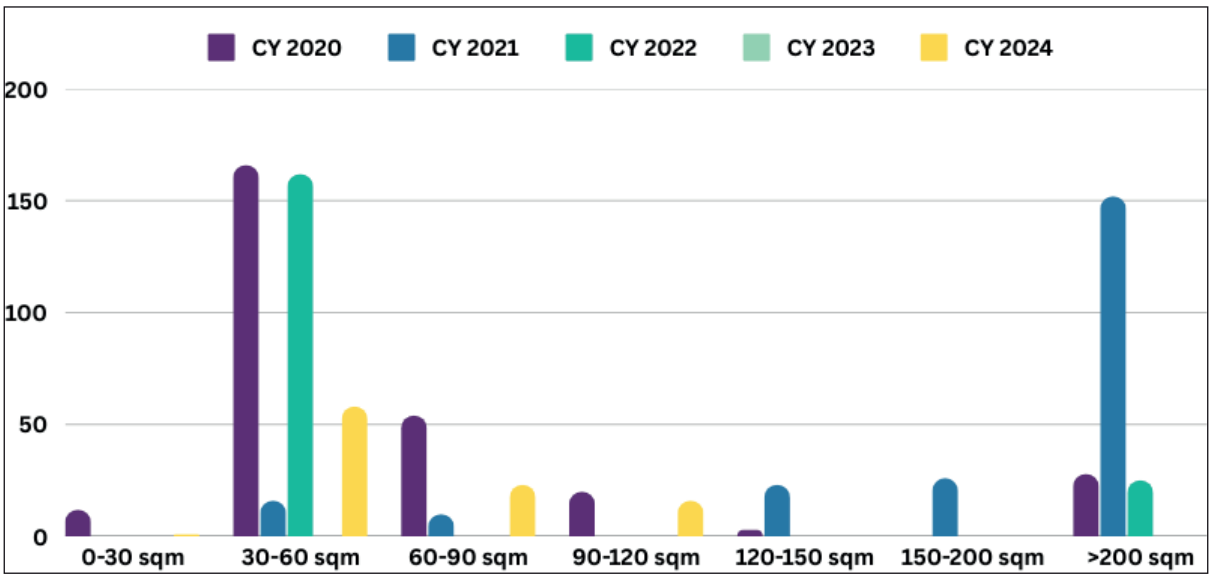
3.5 BHK & 4 BHK: Continued absence of supply maintains the historical pattern of no development in luxury configurations. This persistent gap confirms market perception of Kurla East as primarily an affordable and mid-market destination where ultra-premium housing finds limited buyer interest despite proximity to upscale neighbourhoods.

Shops: Commercial space supply has surged extraordinarily by 189% to 57 units, showing explosive growth in retail components. This remarkable expansion reflects developer recognition of Kurla East's emerging commercial potential, strategically integrating retail to create mixed-use environments serving this densely populated residential neighbourhood's growing consumer demand.

The market is experiencing strategic concentration around affordable configurations with significantly enhanced commercial integration, reinforcing Kurla East's position as a comprehensive affordable housing destination while simultaneously developing its commercial infrastructure to improve liveability and investment potential.

400025 (Prabhadevi)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	12	0	0	0	1
30-60 sqm	166	16	162	0	58
60-90 sqm	54	10	0	0	23
90-120 sqm	20	0	0	0	16
120-150 sqm	3	23	0	0	0
150-200 sqm	0	26	0	0	0

0-30 sqm: Supply has increased marginally with 1 unit in 2024 compared to the previous 3-year average of zero, representing minimal entry into micro-housing. This token presence suggests tentative developer exploration of compact formats in this traditionally upscale neighbourhood, potentially testing market response for staff housing or investment units.

30-60 sqm: With 58 units in 2024, supply has remained nearly stable with a marginal 2% decrease from the previous average of 59.3 units, indicating sustained interest in compact apartments. This consistent presence maintains Prabhadevi's growing acceptance of efficiently designed units that offer prestigious addresses at more accessible price points in this premium South-Central location.

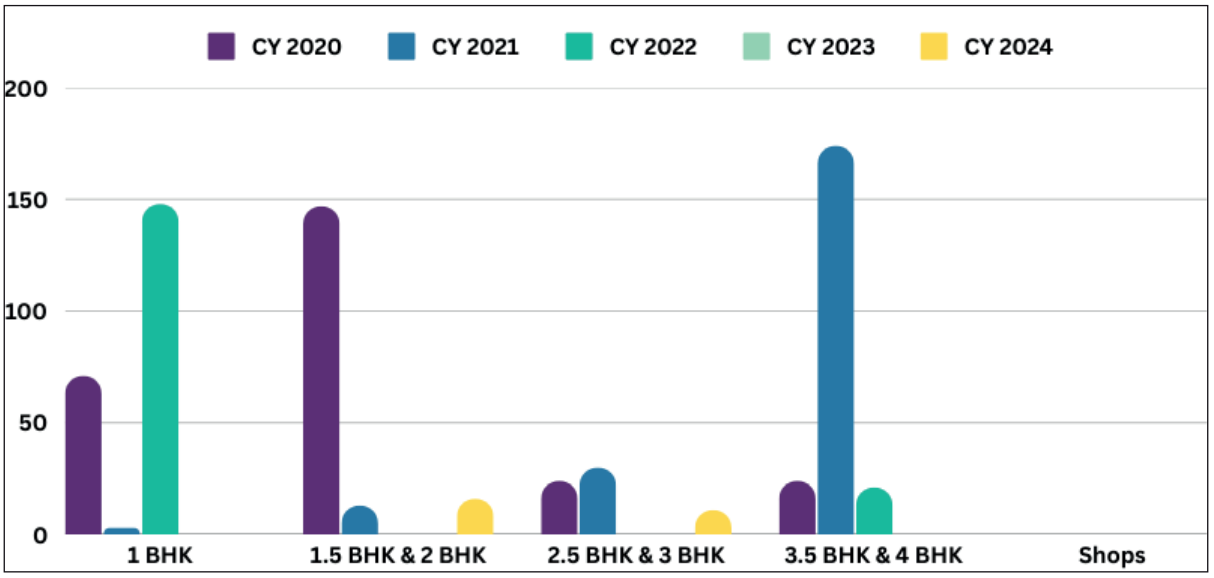
60-90 sqm: Supply has surged by an extraordinary 591% to 23 units, showing explosive growth in mid-sized apartments. This remarkable expansion reflects strengthening market confidence in Prabhadevi's mid-segment potential where spacious yet relatively affordable formats attract young professionals valuing the area's proximity to South Mumbai business districts.

90-120 sqm: The unprecedented introduction of 16 units in 2024 from zero previously represents significant entry into spacious premium formats. This calculated expansion indicates emerging developer focus on family-oriented housing in Prabhadevi, potentially appealing to upgraders seeking prestigious addresses with generous proportions in this increasingly residential enclave.

120-150 sqm and 150-200 sqm: Complete disappearance of supply in 2024 represents 100% withdrawal from premium luxury segments. This extraordinary contraction suggests strategic developer recalibration following previous ultra-luxury focus, redirecting toward more balanced mid-market positioning that may better align with current absorption potential.

Developers are fundamentally reorienting Prabhadevi's product mix toward mid-sized luxury segments, creating expanded opportunities for upper-middle-income homebuyers while moderating the area's previous ultra-premium emphasis.

Analysis of New Supply by Configuration



400025	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	283	227	187	0	98
1 BHK	71	3	148	0	0
1.5 BHK & 2 BHK	147	13	0	0	16
2.5 BHK & 3 BHK	24	30	0	0	11
3.5 BHK & 4 BHK	24	174	21	0	0
Shops	0	0	0	0	0

1 BHK: Complete disappearance of supply in 2024 represents 100% withdrawal from the previous average of 50.3 units, indicating total abandonment of starter homes. This extraordinary contraction reflects strategic developer pivot away from compact configurations in Prabhadevi, potentially responding to limited market acceptance for entry-level formats in this increasingly premium neighbourhood.

1.5 BHK & 2 BHK: With 16 units in 2024, supply has surged by a remarkable 270% from the minimal previous average of 4.3 units, showing extraordinary growth in mid-sized configurations. This

significant expansion establishes these balanced formats as Prabhadevi's new core offering, potentially appealing to young couples and small families seeking prestige addresses with practical layouts.

2.5 BHK & 3 BHK: Supply has increased marginally by 10% to 11 units, showing slight growth in family-sized apartments. This modest expansion maintains Prabhadevi's consistent presence in premium family housing where sea-facing potential and proximity to cultural landmarks continue attracting established households seeking spacious configurations.

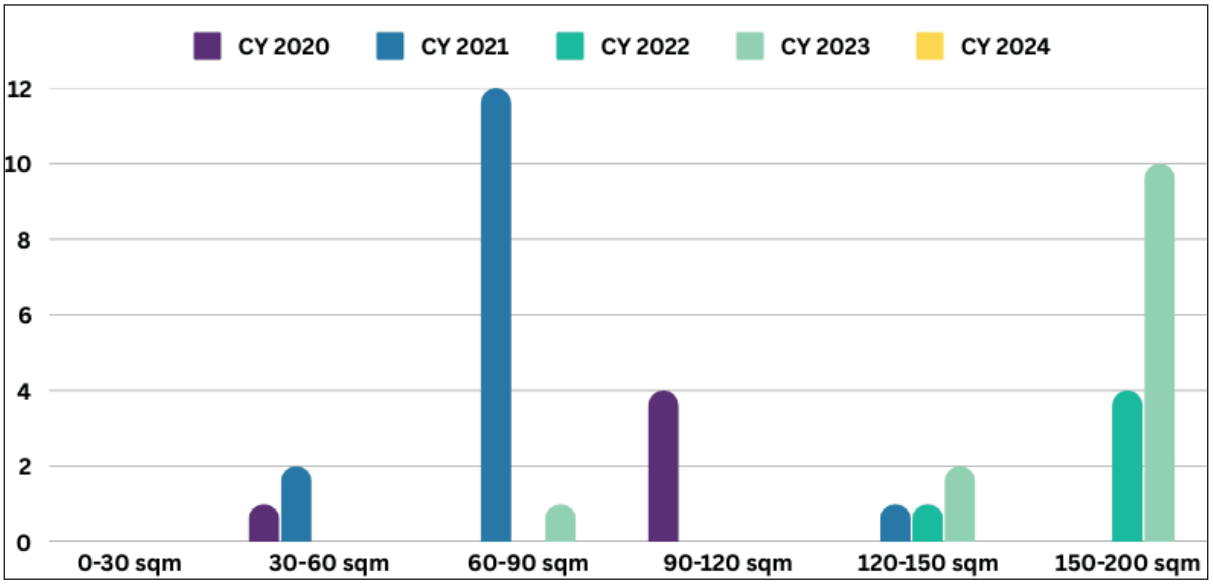
3.5 BHK & 4 BHK: Complete disappearance of supply in 2024 represents 100% withdrawal from the previous average of 65 units, indicating total abandonment of luxury configurations. This dramatic contraction suggests strategic market recalibration following previous ultra-luxury emphasis, potentially responding to absorption challenges in this highest segment despite Prabhadevi's premium credentials.

Shops: Continued absence of commercial space maintains the historical pattern of no retail integration. This persistent gap confirms developer vision of Prabhadevi as primarily a residential sanctuary where limited commercial presence preserves residential exclusivity while residents access retail amenities in nearby established commercial corridors.

The market is experiencing fundamental reorientation toward mid-sized premium configurations with no commercial integration, positioning Prabhadevi as an evolving luxury residential enclave that balances prestige with practicality.

400026 (Cumballa Hill)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	0	0
30-60 sqm	1	2	0	0	0
60-90 sqm	0	12	0	1	0
90-120 sqm	4	0	0	0	0
120-150 sqm	0	1	1	2	0
150-200 sqm	0	0	4	10	0

0-30 sqm: Complete absence of supply in 2024 maintains the historical pattern of zero development in micro-housing. This persistent gap confirms Cumballa Hill's entrenched position as an exclusively premium ultra-luxury market where compact affordable formats find absolutely no developer interest or target audience.

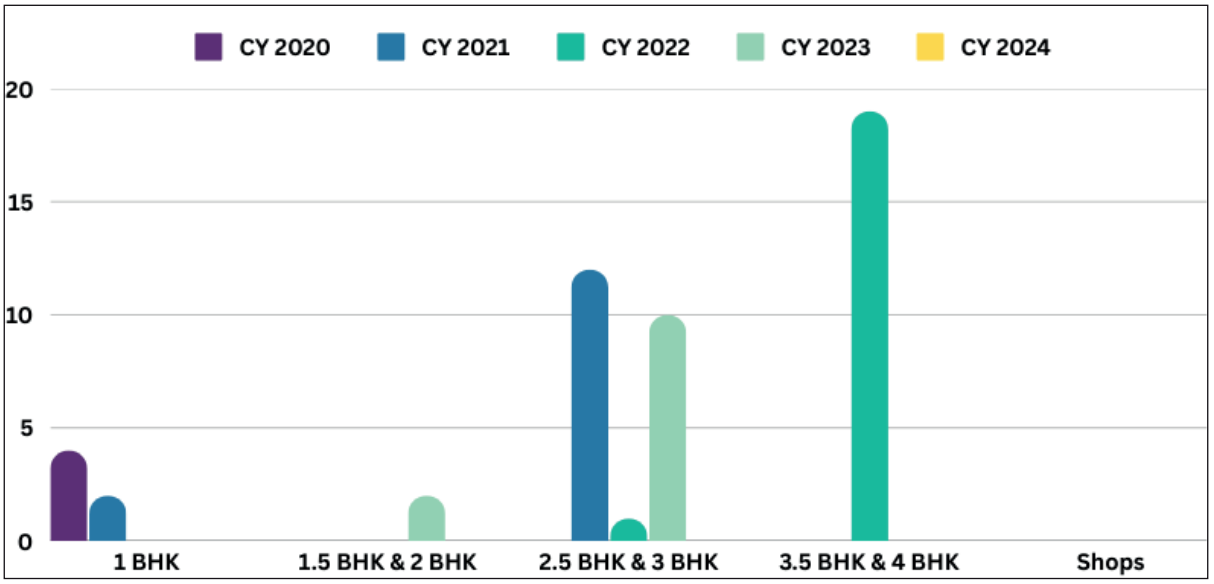
30-60 sqm: Complete disappearance of supply in 2024 represents 100% withdrawal from the minimal previous average of 0.67 units, indicating abandonment of compact segments. This market exit reinforces Cumballa Hill's strengthening focus on exclusively premium configurations befitting its status as one of Mumbai's most prestigious residential enclaves.

60-90 sqm: Supply has collapsed by 100% from the previous average of 4.33 units, showing complete withdrawal from mid-sized apartments. This extraordinary contraction suggests developer reassessment of Cumballa Hill's mid-market potential in an enclave historically dominated by ultra-luxury residences for Mumbai's elite.

90-120 sqm and larger segments: Complete disappearance of supply across all premium segments represents 100% withdrawal from previous development activity. This comprehensive market suspension suggests a strategic pause as developers potentially recalibrate their approach to this ultra-premium micro-market amid broader economic considerations.

The complete cessation of new launches across all carpet area segments indicates a significant market recalibration in this ultra-premium enclave, creating potential future scarcity for homebuyers while suggesting developers are strategically reassessing timing and positioning before introducing new inventory in this exclusive neighbourhood.

Analysis of New Supply by Configuration



400026	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	10	15	22	30	0
1 BHK	4	2	0	0	0
1.5 BHK & 2 BHK	0	0	0	2	0
2.5 BHK & 3 BHK	0	12	1	10	0
3.5 BHK & 4 BHK	0	0	19	0	0
Shops	0	0	0	0	0

1 BHK: Complete absence of supply in 2024 continues the historical pattern of minimal presence in starter homes. This consistent gap reinforces Cumballa Hill's positioning as an exclusively premium ultra-luxury market where compact configurations remain fundamentally misaligned with the neighbourhood's prestigious character.

1.5 BHK & 2 BHK: Complete disappearance of supply represents 100% withdrawal from the minimal previous average of 0.67 units, indicating abandonment of mid-sized configurations. This market exit reflects Cumballa Hill's reinforced identity as a bastion of spacious luxury residences where even moderately sized apartments find limited acceptance among its affluent demographic.

2.5 BHK & 3 BHK: Supply has collapsed by 100% from the previous substantial average of 7.67 units, showing complete withdrawal from premium family housing. This extraordinary contraction

represents a surprising retreat from the area's traditionally strong family-oriented luxury segment, potentially indicating a strategic development pause rather than fundamental market shifts.

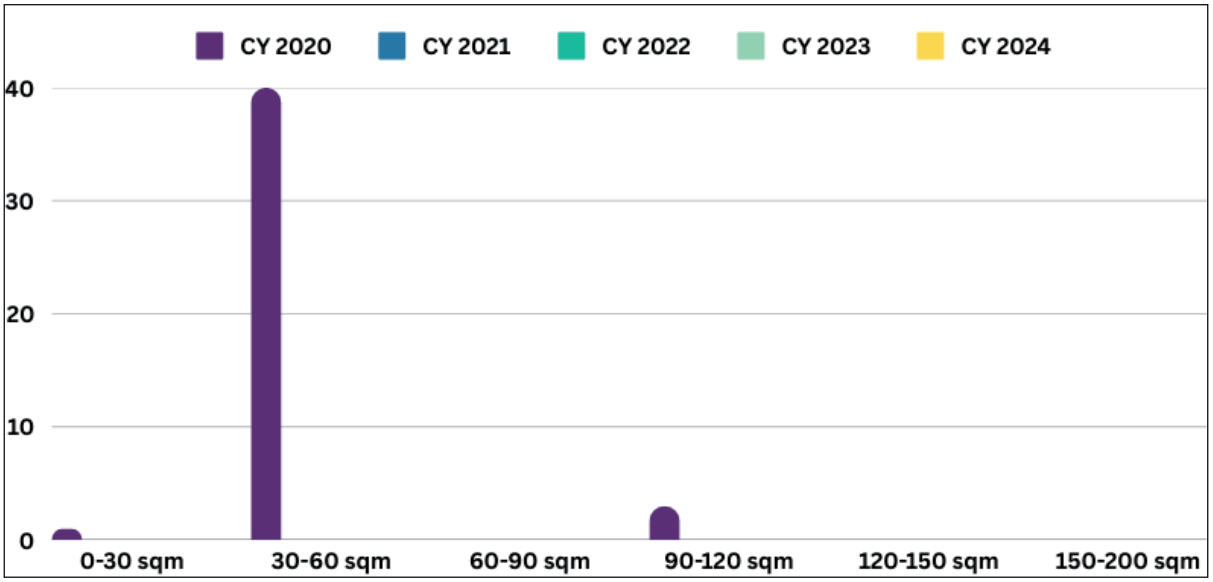
3.5 BHK & 4 BHK: Complete disappearance of supply represents 100% withdrawal from the previous average of 6.33 units, indicating temporary abandonment of ultra-luxury configurations. This comprehensive market suspension suggests developers are strategically reassessing project timing in this super-premium segment where Cumballa Hill's unparalleled prestige continues commanding substantial premiums despite broader market fluctuations.

Shops: Continued absence of commercial space maintains the historical pattern of no retail integration. This persistent gap confirms Cumballa Hill's entrenched positioning as an exclusively residential sanctuary where commercial components would fundamentally conflict with the neighbourhood's quieter, more exclusive character.

The complete cessation of development activity across all configurations suggests a strategic market pause rather than fundamental repositioning, likely creating future supply constraints in this ultra-premium micro-market while allowing developers to carefully calibrate their next offerings for this exclusively affluent enclave.

400027 (Byculla East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	1	0	0	0	0
30-60 sqm	40	0	0	0	0
60-90 sqm	0	0	0	0	0
90-120 sqm	3	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Complete absence of supply in 2024 continues the four-year drought following minimal activity in 2020, showing sustained abandonment of micro-housing. This persistent development vacuum suggests developer disinterest in compact affordable formats within this small micro-market that appears to have limited development potential despite its location between Prabhadevi and Lower Parel.

30-60 sqm: Supply remains at zero units in 2024, extending the complete absence of development activity since the 40 units launched in 2020. This extraordinary four-year gap indicates potential market saturation following the substantial compact housing introduction in 2020, potentially exhausting the limited redevelopment opportunities in this constrained neighbourhood.

60-90 sqm: Continued absence of supply maintains the historical pattern of no development in mid-sized apartments. This persistent gap confirms limited market appetite for spacious mid-market housing in Byculla East, where the neighbourhood size and character may not support substantial premium development despite proximity to more upscale adjacent localities.

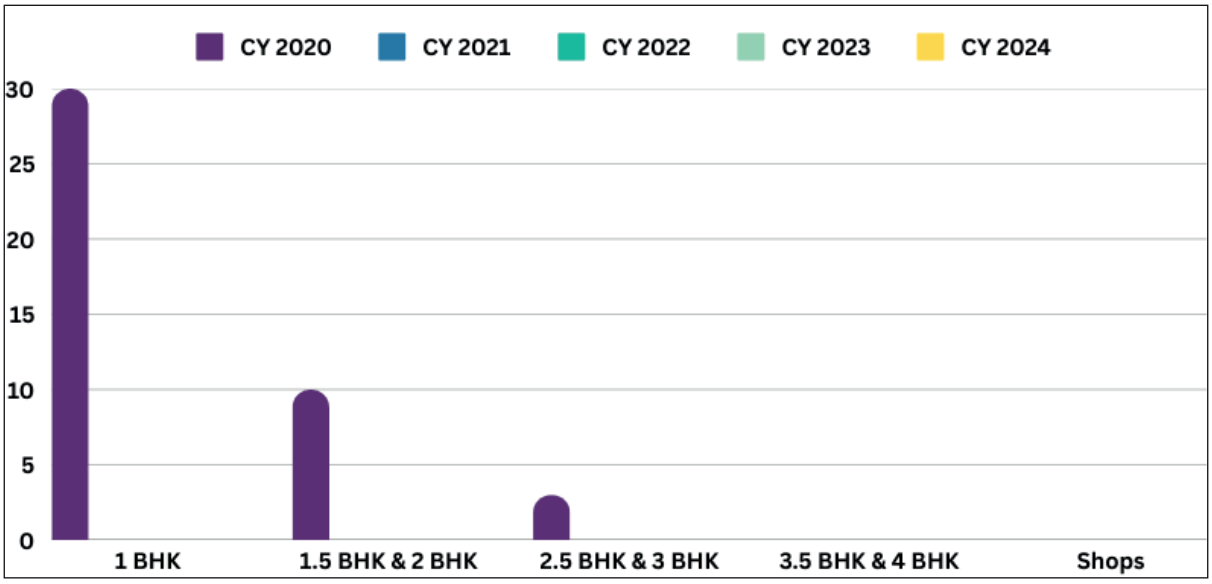
90-120 sqm: Supply remains at zero units in 2024, extending the complete absence of development activity since the minimal 3 units launched in 2020. This four-year development vacuum suggests

minimal viability for spacious premium housing in this micro-market that appears to occupy a transitional space between surrounding more established neighbourhoods.

120-150 sqm and 150-200 sqm: Continued absence of supply maintains the historical pattern of zero development across luxury segments. This persistent gap confirms Byculla East's positioning outside Mumbai's luxury development radar despite proximity to premium neighbourhoods, potentially reflecting its limited size and established character.

The complete absence of development activity across all segments since 2020 indicates a saturated or extremely limited micro-market, suggesting homebuyers must explore resale options while developers appear to have exhausted viable redevelopment opportunities in this small neighbourhood.

Analysis of New Supply by Configuration



400027	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	44	0	0	0	0
1 BHK	30	0	0	0	0
1.5 BHK & 2 BHK	10	0	0	0	0
2.5 BHK & 3 BHK	3	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	0	0	0	0

1 BHK: Supply remains at zero units in 2024, extending the complete absence of development activity since the 30 units launched in 2020. This four-year gap indicates potential market saturation following the substantial compact housing introduction in 2020, potentially fulfilling demand within this limited micro-market.

1.5 BHK & 2 BHK: Complete absence of supply in 2024 continues the four-year drought following the 10 units in 2020, showing sustained abandonment of mid-sized configurations. This persistent

development vacuum suggests limited redevelopment opportunities for these balanced formats following the 2020 activity, potentially reflecting the neighbourhood's constrained size.

2.5 BHK & 3 BHK: Supply remains at zero units in 2024, extending the complete absence of development activity since the minimal 3 units launched in 2020. This four-year gap indicates extremely limited viability for premium family housing in this micro-market that appears to lack the prestige or scale to support substantial luxury development.

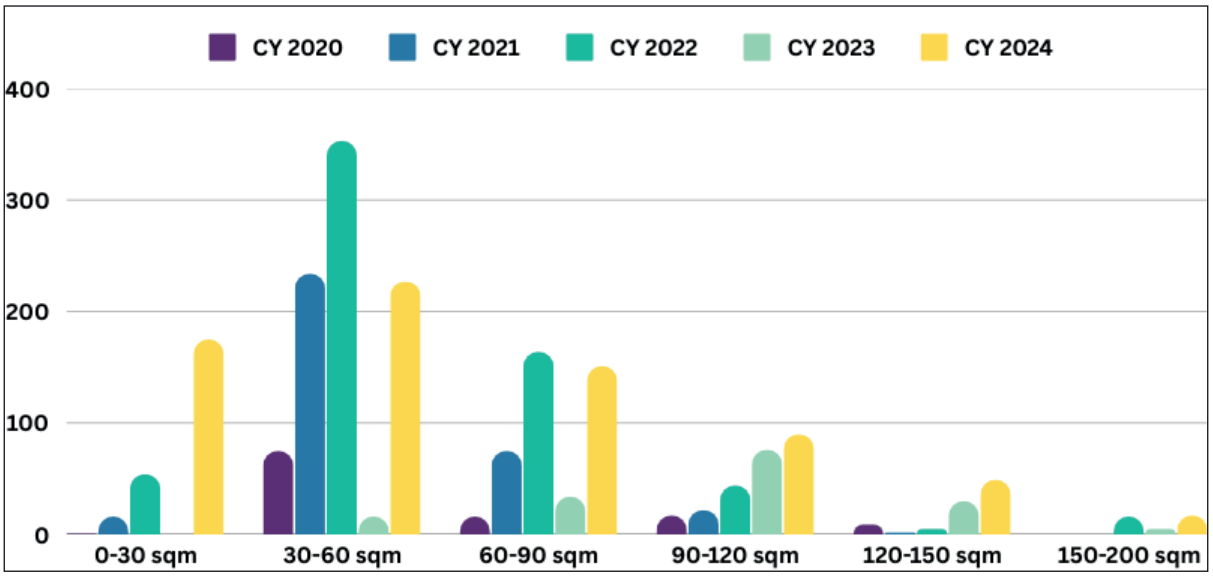
3.5 BHK & 4 BHK: Continued absence of supply maintains the historical pattern of zero development in luxury configurations. This persistent gap confirms Byculla East's complete exclusion from Mumbai's ultra-premium development landscape, reflecting its established middle-market character and limited recognition as a high-end destination.

Shops: Continued absence of commercial space maintains the historical pattern of no retail integration. This persistent gap suggests limited commercial development potential in this primarily residential neighbourhood, potentially reflecting sufficient existing retail infrastructure or limited pedestrian traffic to support new commercial ventures.

The complete absence of development activity across all configurations since 2020 suggests this micro-market has reached effective saturation within its limited boundaries, indicating homebuyers must focus on existing inventory while developers have deprioritized this neighbourhood for new projects.

400028 (Dadar West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	1	16	54	0	175
30-60 sqm	75	234	353	16	227
60-90 sqm	16	75	164	34	151
90-120 sqm	17	22	44	76	90
120-150 sqm	9	2	5	30	49
150-200 sqm	0	0	16	5	17

0-30 sqm: Supply has surged extraordinarily by 650% to 175 units in 2024 compared to the previous 3-year average of 23.33 units, showing explosive growth in micro-housing. This remarkable expansion reflects developer recognition of strong demand for efficiently designed compact units in Dadar West, where exceptional railway connectivity and established neighbourhood character attract young professionals seeking affordable entry into this prestigious Marathi-dominated locality.

30-60 sqm: With 227 units in 2024, supply has increased moderately by 13% from the previous average of 201 units, showing steady growth in compact apartments. This consistent expansion reinforces Dadar West's core strength in efficiently designed yet comfortable units that balance affordability with liveability in this culturally significant neighbourhood with excellent connectivity to both Western and Central Mumbai.

60-90 sqm: Supply has increased significantly by 66% to 151 units, showing substantial growth in mid-sized apartments. This notable expansion reflects rising market confidence in Dadar West's appeal to middle-income families seeking spacious yet relatively affordable homes in this established neighbourhood known for its vibrant Maharashtrian culture and exceptional urban amenities.

90-120 sqm: With 90 units in 2024, supply has surged by 90% from the previous average, demonstrating remarkable growth in spacious configurations. This significant expansion indicates strengthening

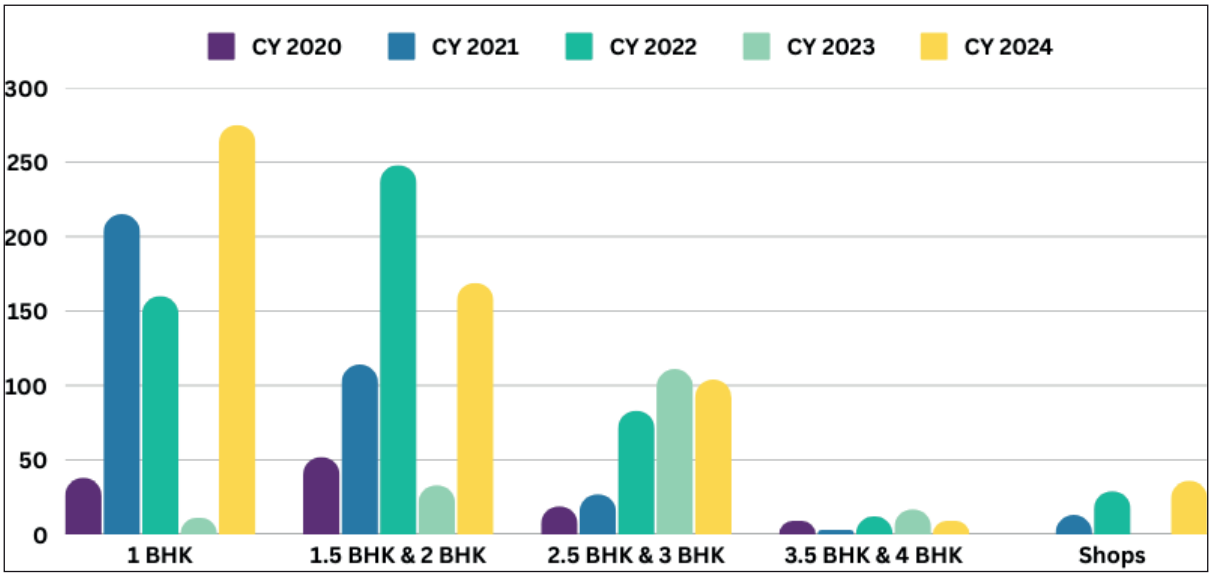
developer focus on premium family housing where Dadar West's prestigious address and cultural significance continue attracting affluent multi-generational Maharashtrian families seeking spacious living spaces.

120-150 sqm: Supply has increased extraordinarily by 297% to 49 units, showing explosive growth in premium segments. This remarkable expansion reflects strategic developer positioning in the luxury segment where Dadar West's traditional appeal to affluent Maharashtrian buyers is being reinforced through modern premium offerings that maintain cultural connections while delivering contemporary amenities.

150-200 sqm: With 17 units in 2024, supply has increased significantly by 143% from the previous average, showing substantial growth in ultra-luxury. This notable expansion establishes Dadar West's emerging credentials in the highest luxury segment, potentially capitalizing on redevelopment opportunities in this prime locality to deliver exclusive residences for the most affluent buyers seeking prestigious central addresses.

Developers are aggressively expanding Dadar West's inventory across all carpet area segments, creating unprecedented breadth of choice for homebuyers while reinforcing this micro-market's status as a comprehensive residential destination spanning from affordable to ultra-luxury segments.

Analysis of New Supply by Configuration



400028	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	204	389	654	179	717
1 BHK	38	215	160	11	275
1.5 BHK & 2 BHK	52	114	248	33	169
2.5 BHK & 3 BHK	19	27	83	111	104
3.5 BHK & 4 BHK	9	3	12	17	9
Shops	0	13	29	0	36

1 BHK: Supply has increased dramatically by 114% to 275 units in 2024 compared to the previous 3-year average of 128.67 units, showing explosive growth in starter homes. This remarkable expansion reflects strong developer confidence in Dadar West's appeal to young professionals and investors, leveraging the area's excellent connectivity and established prestige to deliver compact yet valuable units in this culturally significant locality.

1.5 BHK & 2 BHK: With 169 units in 2024, supply has increased significantly by 28% from the previous average, showing substantial growth in mid-sized configurations. This notable expansion reinforces Dadar West's strong position in balanced formats that appeal to small families seeking the area's exceptional educational infrastructure, cultural amenities, and central location with excellent connectivity.

2.5 BHK & 3 BHK: Supply has increased significantly by 41% to 104 units, showing substantial growth in family-sized apartments. This notable expansion demonstrates rising developer confidence in Dadar West's premium family housing market where traditionally affluent Maharashtrian families continue valuing spacious configurations in this culturally significant neighbourhood with strong community bonds.

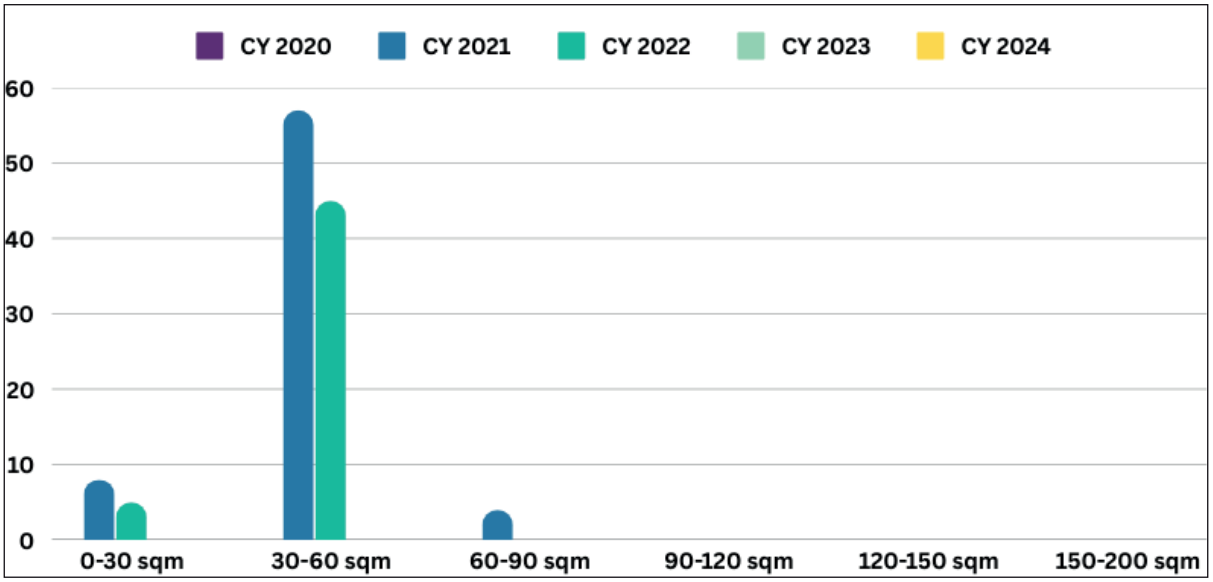
3.5 BHK & 4 BHK: With 9 units in 2024, supply has decreased moderately by 16% from the previous average, indicating slight contraction in luxury configurations. This modest reduction suggests selective developer caution in the highest luxury segment where Dadar West's traditional upper-middle market positioning may influence absorption rates despite ongoing gentrification.

Shops: Commercial space supply has surged extraordinarily by 157% to 36 units, showing explosive growth in retail components. This remarkable expansion reflects developer recognition of Dadar West's continued commercial vibrancy, strategically integrating retail to maintain the area's established status as a significant shopping destination while creating mixed-use environments serving both residents and visitors.

The market is experiencing remarkable expansion across most configurations with particularly strong focus on entry-level and mid-sized segments, reinforcing Dadar West's position as a comprehensive residential destination that effectively balances compact affordability with premium family housing while significantly strengthening its commercial credentials.

400029 (P&T Colony/Santacruz East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	8	5	0	0
30-60 sqm	0	57	45	0	0
60-90 sqm	0	4	0	0	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Complete absence of supply in 2024 represents 100% withdrawal from the previous 3-year average of 4.33 units, indicating total abandonment of micro-housing. This market exit suggests developer hesitation toward compact formats in this small micro-market, potentially following market saturation from the brief development spurt in 2021-2022.

30-60 sqm: Supply has collapsed by 100% from the substantial previous average of 34 units, showing comprehensive withdrawal from compact apartments. This extraordinary contraction suggests potential market saturation following the considerable activity in 2021-2022, likely fulfilling immediate demand within this limited micro-market with historically sporadic development patterns.

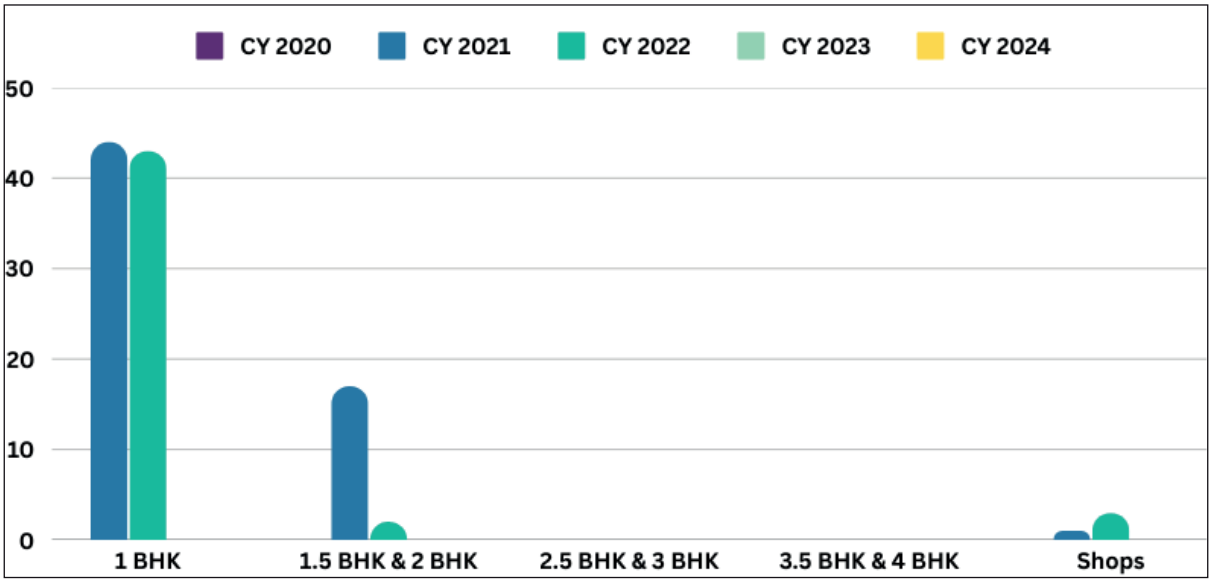
60-90 sqm: Complete disappearance of supply in 2024 represents 100% withdrawal from the minimal previous average of 1.33 units, indicating abandonment of mid-sized segments. This market exit confirms the area's limited appeal for spacious formats despite its location in the generally desirable Santacruz area, potentially reflecting specific neighbourhood characteristics or land constraints.

90-120 sqm and larger segments: Continued absence of supply maintains the historical pattern of zero development across premium segments. This persistent gap confirms Santacruz P&T Colony's entrenched positioning outside Mumbai's premium housing landscape, reflecting its established

character as a predominantly modest residential pocket despite proximity to more upscale Santacruz West areas.

The complete absence of development activity across all segments indicates a dormant micro-market following brief development intensity in 2021-2022, suggesting homebuyers must explore resale options while developers appear to have temporarily exhausted viable opportunities in this small neighbourhood with cyclical development patterns.

Analysis of New Supply by Configuration



400029	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	69	50	0	0
1 BHK	0	44	43	0	0
1.5 BHK & 2 BHK	0	17	2	0	0
2.5 BHK & 3 BHK	0	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	1	3	0	0

1 BHK: Supply has collapsed by 100% from the substantial previous average of 29 units, showing comprehensive withdrawal from starter homes. This extraordinary contraction suggests market saturation following the concentrated development in 2021-2022, potentially indicating completed redevelopment cycles within this limited micro-market.

1.5 BHK & 2 BHK: Complete disappearance of supply represents 100% withdrawal from the modest previous average of 6.33 units, indicating abandonment of mid-sized configurations. This market exit reflects the area's diminished appeal for larger formats following limited previous activity, suggesting buyer preference for more compact configurations in this modest residential pocket.

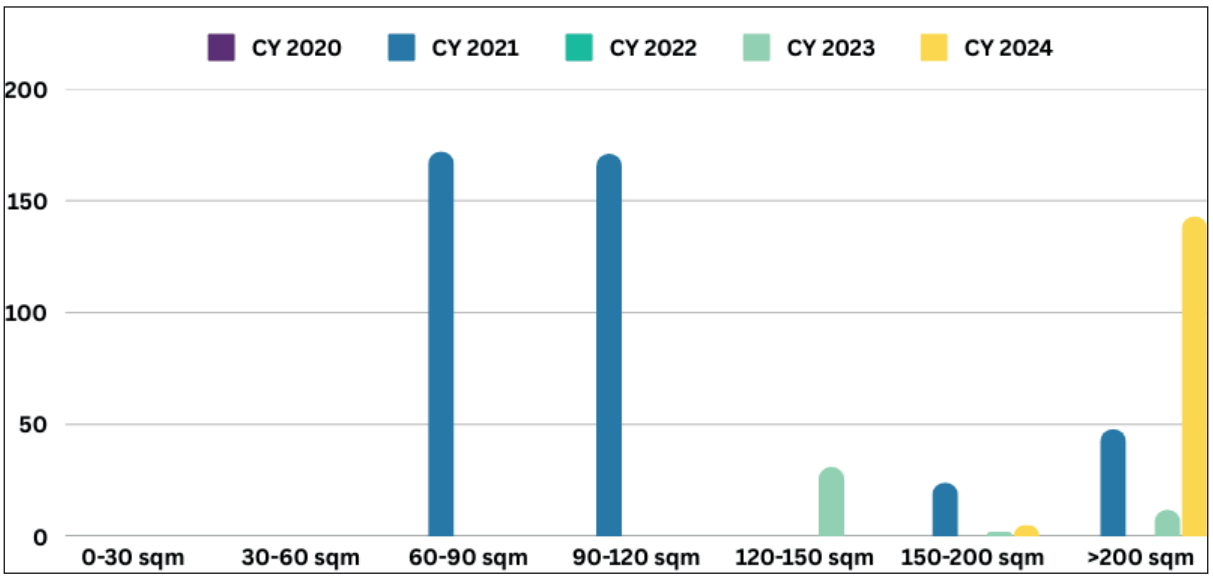
2.5 BHK & 3 BHK and 3.5 BHK & 4 BHK: Continued absence of supply maintains the historical pattern of zero development across family and luxury configurations. This persistent gap confirms the micro-market's established identity as primarily an entry-level housing destination where premium formats find no developer interest or target audience.

Shops: Complete disappearance of supply represents 100% withdrawal from the minimal previous average of 1.33 units, indicating abandonment of commercial integration. This market exit suggests limited commercial viability in this primarily residential pocket despite previous token inclusion of retail components in residential developments.

The complete cessation of development activity across all configurations following the brief 2021-2022 spurt indicates a cyclical development pattern in this small micro-market, suggesting homebuyers focus on secondary market while developers await the next viable redevelopment cycle in this modest residential pocket.

400030 (Worli)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	0	0
30-60 sqm	0	0	0	0	0
60-90 sqm	0	172	0	0	0
90-120 sqm	0	171	0	0	0
120-150 sqm	0	0	0	31	0
150-200 sqm	0	24	0	2	5
>200 sqm	0	48	0	12	143

0-30 sqm and 30-60 sqm: Continued absence of supply maintains the historical pattern of zero development in compact formats. This persistent gap confirms Worli Colony's entrenched positioning as an exclusively premium market where affordable compact formats find absolutely no developer interest or target audience.

60-90 sqm and 90-120 sqm: Supply has collapsed by 100% from the previous substantial averages, showing complete withdrawal from mid-sized apartments. This extraordinary contraction suggests strategic developer pivot away from mid-market positioning following the exceptional 2021 spike, potentially refocusing on Worli Colony's ultra-premium identity where its seafront location commands maximum premiums.

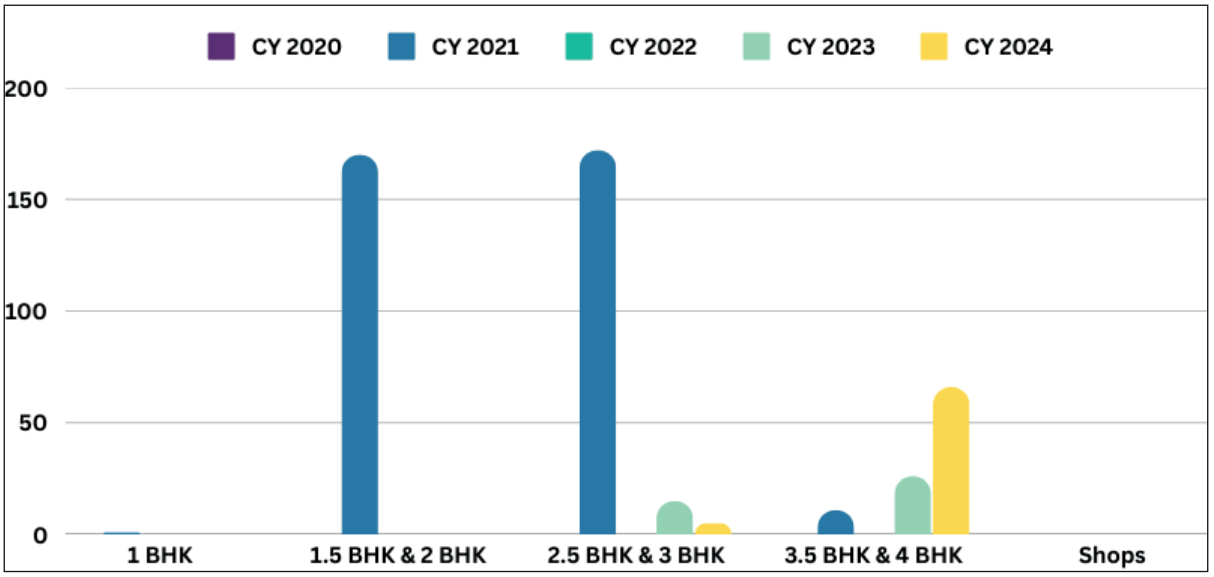
120-150 sqm: Supply has decreased by 100% from the previous average of 10.33 units, showing complete withdrawal from premium mid-range apartments. This market exit suggests developer reassessment of this transitional segment in favour of more clearly defined ultra-luxury positioning that maximizes value extraction from Worli Colony's prestigious address.

150-200 sqm: Supply has decreased moderately by 42% to 5 units, showing significant contraction in ultra-luxury segments. This substantial reduction maintains selective developer presence in the highest

luxury segment where Worli Colony's iconic seafront location continues commanding substantial premiums from ultra-high-net-worth buyers seeking prestigious addresses.

Developers are fundamentally reorienting Worli Colony's product mix toward clearly defined ultra-luxury positioning, creating potential future scarcity in mid-segments while maintaining selective focus on the highest premium segment where the neighbourhood's exceptional seafront credentials command maximum value.

Analysis of New Supply by Configuration



400030	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	415	0	45	148
1 BHK	0	1	0	0	0
1.5 BHK & 2 BHK	0	170	0	0	0
2.5 BHK & 3 BHK	0	172	0	15	5
3.5 BHK & 4 BHK	0	11	0	26	66
Shops	0	0	0	0	0

1 BHK: Supply remains at zero in 2024, consistent with the minimal previous average, maintaining the historical pattern of negligible development in starter homes. This persistent gap reinforces Worli Colony's positioning as an exclusively premium market where compact configurations remain fundamentally misaligned with the neighbourhood's prestigious character.

1.5 BHK & 2 BHK: Supply has collapsed by 100% from the previous average of 56.67 units, showing comprehensive withdrawal from mid-sized configurations. This extraordinary contraction suggests strategic developer repositioning following the exceptional 2021 spike, potentially reflecting limited sustained demand for these moderate formats in this increasingly ultra-premium micro-market.

2.5 BHK & 3 BHK: Supply has decreased dramatically by 92% to just 5 units, showing extraordinary contraction in family-sized apartments. This remarkable reduction suggests strategic developer recalibration away from premium family housing, potentially responding to absorption challenges in this segment despite Worli Colony's prestigious credentials.

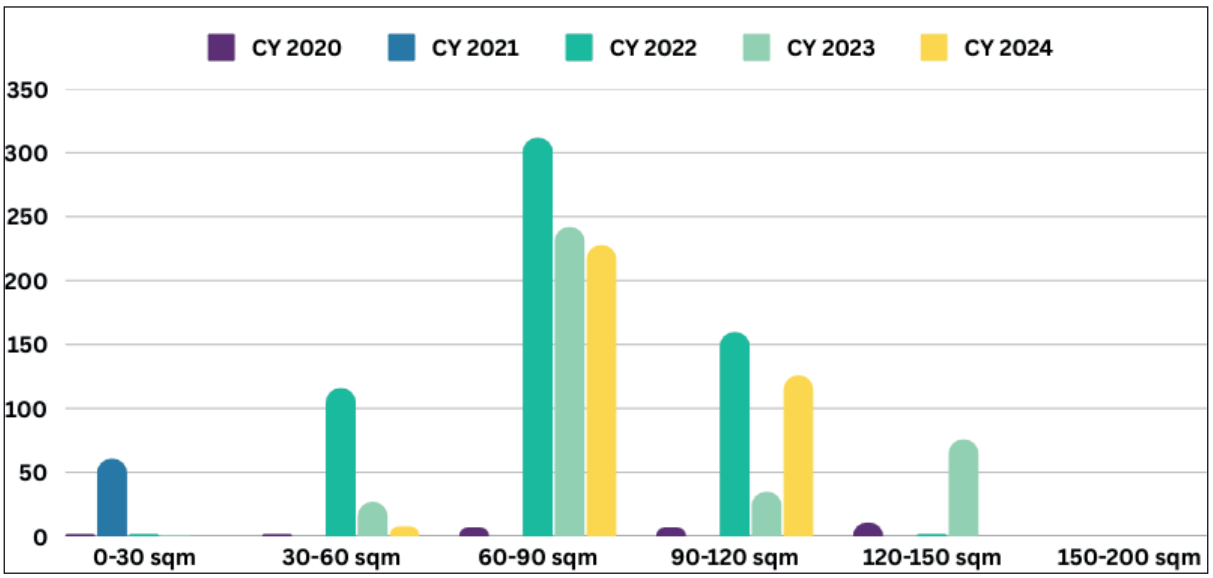
3.5 BHK & 4 BHK: Supply has increased dramatically by 435% to 66 units, showing explosive growth in luxury configurations. This remarkable expansion represents decisive developer commitment to ultra-luxury housing where Worli Colony's iconic seafront location and prestigious address continue attracting ultra-high-net-worth buyers seeking Mumbai's most exclusive residences with unparalleled sea views.

Shops: Continued absence of commercial space maintains the historical pattern of no retail integration. This persistent gap confirms Worli Colony's positioning as an exclusively residential sanctuary where commercial components would conflict with the neighbourhood's exclusive character and seafront prestige.

The market is experiencing fundamental reorientation toward ultra-luxury configurations, abandoning previous balanced approach in Favour of clear ultra-premium positioning that aligns with Worli Colony's status as Mumbai's definitive luxury address while creating potential future scarcity in mid-segments.

400031 (Wadala West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	2	61	2	1	0
30-60 sqm	2	0	116	27	8
60-90 sqm	7	0	312	242	228
90-120 sqm	7	0	160	35	126
120-150 sqm	11	0	2	76	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has collapsed by 100% from the previous 3-year average of 21.33 units, showing complete withdrawal from micro-housing. This extraordinary contraction suggests strategic developer pivot away from compact affordable formats as Wadala continues its transformation from industrial heritage toward established mid-market positioning.

30-60 sqm: Supply has decreased dramatically by 83% to just 8 units, showing substantial contraction in compact apartments. This significant reduction indicates developer recalibration away from entry-level housing following potential oversupply from the exceptional 2022 spike, reorienting toward Wadala's strengthening mid-market identity.

60-90 sqm: With 228 units in 2024, supply has increased moderately by 24% from the previous average, showing steady growth in mid-sized apartments. This consistent expansion reinforces Wadala's core strength in spacious yet relatively affordable formats that capitalize on the area's excellent connectivity while delivering comfortable family-oriented housing in this rapidly developing eastern suburb.

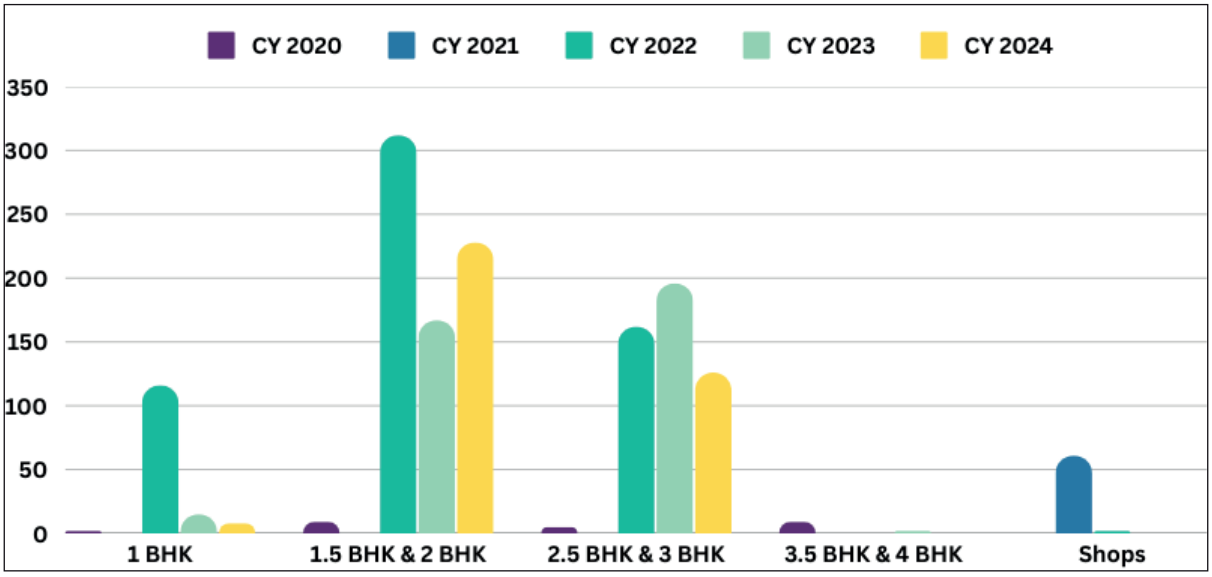
90-120 sqm: Supply has increased significantly by 94% to 126 units, showing substantial growth in premium segments. This remarkable expansion reflects strengthening developer confidence in Wadala's upmarket potential where major infrastructure improvements and institutional anchors like Lodha New Cuffe Parade continue driving neighbourhood transformation.

120-150 sqm: Supply has collapsed by 100% from the previous average of 26 units, showing complete withdrawal from luxury segments. This extraordinary contraction suggests strategic developer caution in the highest premium segments where Wadala's evolving yet still transitional market positioning may challenge absorption of ultra-luxury formats despite ongoing gentrification.

150-200 sqm: Continued absence of supply maintains the historical pattern of zero development in ultra-luxury formats. This persistent gap confirms developer recognition of Wadala's current market positioning limitations where ultra-luxury continues facing acceptance challenges despite the area's rapid transformation and improved connectivity.

Developers are strategically consolidating Wadala's product mix around spacious mid-market and premium mid-range segments, creating expanded opportunities for middle and upper-middle-income homebuyers while temporarily retreating from both entry-level and ultra-luxury extremes in this rapidly evolving eastern suburb.

Analysis of New Supply by Configuration



400031	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	29	61	592	381	362
1 BHK	2	0	116	15	8
1.5 BHK & 2 BHK	9	0	312	167	228
2.5 BHK & 3 BHK	5	0	162	196	126
3.5 BHK & 4 BHK	9	0	0	2	0
Shops	0	61	2	0	0

1 BHK: Supply has decreased dramatically by 82% to just 8 units in 2024 compared to the previous 3-year average of 43.67 units, showing substantial contraction in starter homes. This significant reduction indicates strategic developer retreat from compact configurations following potential

oversupply from the 2022 spike, repositioning inventory toward Wadala's strengthening family-oriented identity.

1.5 BHK & 2 BHK: With 228 units in 2024, supply has increased significantly by 43% from the previous average, showing substantial growth in mid-sized configurations. This notable expansion reinforces Wadala's core strength in balanced formats that appeal to young families attracted by the area's rapid transformation, excellent connectivity, and relatively affordable pricing compared to central Mumbai.

2.5 BHK & 3 BHK: Supply has increased marginally by 6% to 126 units, showing slight growth in family-sized apartments. This steady expansion maintains Wadala's consistent momentum in premium family housing where modern amenity-rich developments increasingly position this micro-market as a viable alternative to more established premium neighbourhoods.

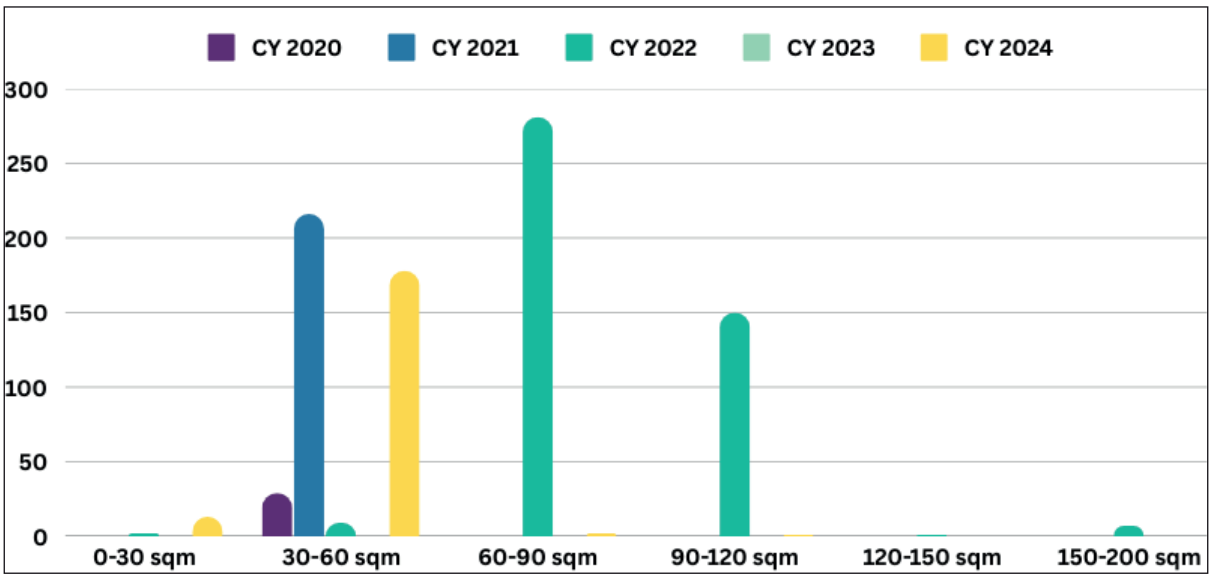
3.5 BHK & 4 BHK: Complete disappearance of supply represents 100% withdrawal from the minimal previous average, indicating abandonment of ultra-luxury configurations. This market exit suggests developer recognition of Wadala's current market positioning limitations where ultra-luxury continues facing acceptance challenges despite ongoing neighbourhood transformation and infrastructure improvements.

Shops: Supply has collapsed by 100% from the previous average of 21 units, showing complete withdrawal from commercial integration. This extraordinary contraction suggests potential oversupply following the exceptional 2021 commercial spike, temporarily deprioritizing retail components while potentially allowing absorption of existing commercial inventory.

The market is experiencing strategic consolidation around core mid-sized family-oriented configurations, reinforcing Wadala's position as an established middle and upper-middle-income residential destination while temporarily retreating from both entry-level and ultra-luxury extremes in this rapidly evolving eastern suburb.

400033 (Cotton Green/Kalachowki)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	2	0	13
30-60 sqm	29	216	9	0	178
60-90 sqm	0	0	281	0	2
90-120 sqm	0	0	150	0	1
120-150 sqm	0	0	1	0	0
150-200 sqm	0	0	7	0	0

0-30 sqm: Supply has increased extraordinarily by 1,840% to 13 units in 2024 compared to the previous 3-year average of 0.67 units, showing explosive growth in micro-housing. This remarkable emergence reflects new developer interest in extremely compact affordable housing in Cotton Green, potentially capitalizing on the area's excellent harbour line connectivity and industrial redevelopment potential.

30-60 sqm: With 178 units in 2024, supply has increased significantly by 137% from the previous average, showing substantial growth in compact apartments. This notable expansion reinforces Cotton Green's strengthening position in efficiently designed affordable housing where proximity to Eastern Freeway and harbour line railway attracts price-sensitive buyers seeking connectivity advantages.

60-90 sqm: Supply has collapsed by 98% to merely 2 units, showing extraordinary contraction in mid-sized apartments. This dramatic reduction suggests strategic developer pivot away from spacious mid-market formats following the exceptional 2022 spike, recalibrating toward Cotton Green's core affordable identity which better aligns with its transitional neighbourhood character.

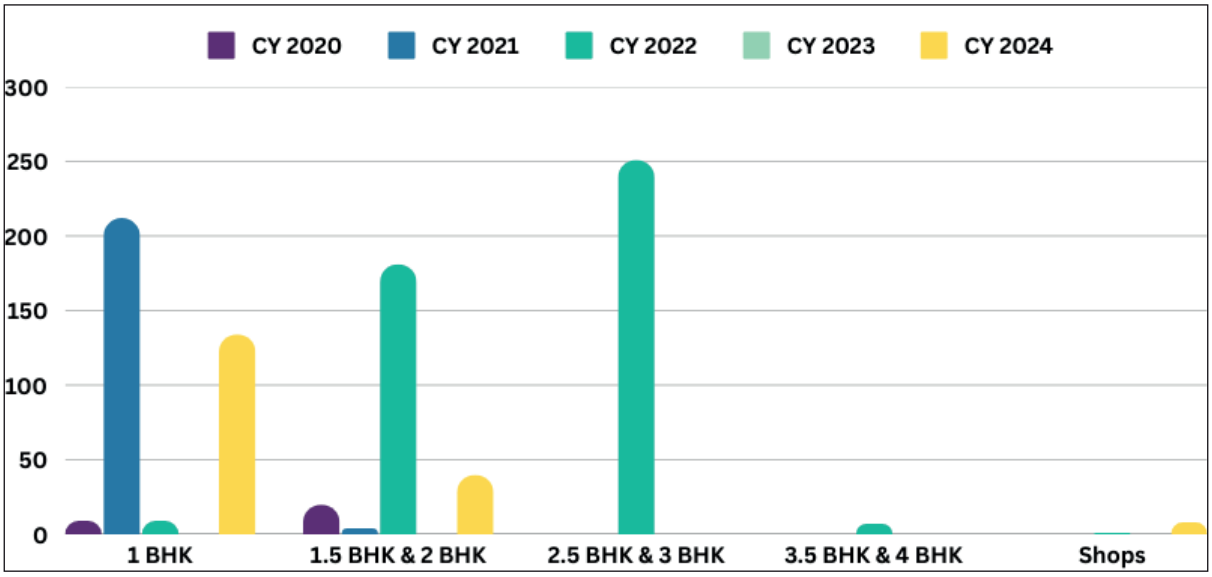
90-120 sqm: Supply has plummeted by 98% to just 1 unit, showing extraordinary contraction in premium segments. This dramatic reduction indicates strategic developer retreat from spacious

premium housing where Cotton Green's industrial heritage and evolving market positioning may challenge absorption rates despite improving infrastructure.

120-150 sqm and 150-200 sqm: Complete disappearance of supply represents 100% withdrawal from luxury segments. This market exit confirms developer recognition of Cotton Green's current market positioning limitations where luxury formats face acceptance challenges in this historically industrial area despite its proximity to more upscale eastern suburbs.

Developers are fundamentally reorienting Cotton Green's product mix toward compact affordable formats, creating expanded opportunities for entry-level homebuyers while significantly reducing options in mid and premium segments in this transitional micro-market with strong infrastructure advantages.

Analysis of New Supply by Configuration



400033	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	29	216	463	0	194
1 BHK	9	212	9	0	134
1.5 BHK & 2 BHK	20	4	181	0	40
2.5 BHK & 3 BHK	0	0	251	0	0
3.5 BHK & 4 BHK	0	0	7	0	0
Shops	0	0	1	0	8

1 BHK: Supply has increased significantly by 82% to 134 units in 2024 compared to the previous 3-year average of 73.67 units, showing substantial growth in starter homes. This notable expansion reflects strengthening developer confidence in Cotton Green's appeal to first-time homebuyers and investors, leveraging the area's excellent harbour line connectivity and relatively affordable pricing to deliver compact units in this emerging eastern micro-market.

1.5 BHK & 2 BHK: With 40 units in 2024, supply has decreased significantly by 35% from the previous average, showing substantial contraction in mid-sized configurations. This notable reduction suggests strategic developer recalibration toward more clearly defined entry-level positioning following the exceptional 2022 spike, potentially reflecting absorption challenges in mid-range formats in this transitional neighbourhood.

2.5 BHK & 3 BHK: Complete disappearance of supply represents 100% withdrawal from the substantial previous average of 83.67 units, indicating abandonment of family-sized apartments. This extraordinary market exit suggests fundamental reassessment of Cotton Green's premium family housing potential following potential absorption challenges from the exceptional 2022 spike that may have tested the area's upmarket acceptance.

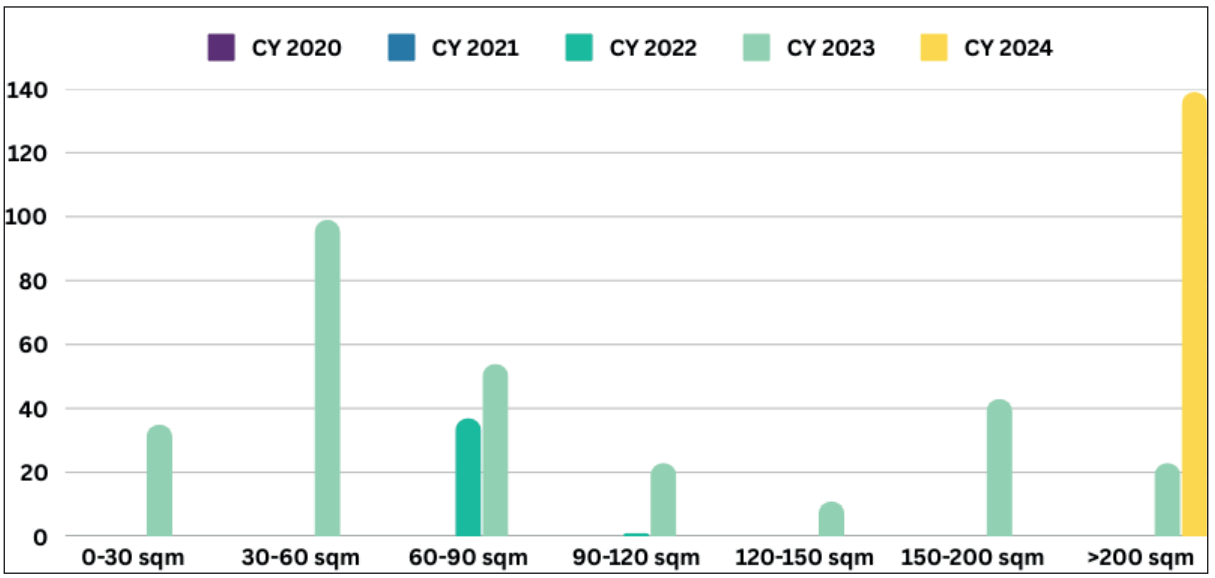
3.5 BHK & 4 BHK: Supply remains at zero units in 2024, extending the minimal previous presence in luxury configurations. This continued absence confirms Cotton Green's positioning outside Mumbai's luxury development landscape despite its proximity to upscale eastern suburbs, reflecting its ongoing industrial character and transitional market positioning.

Shops: Commercial space supply has increased extraordinarily by 2,324% to 8 units, showing explosive growth in retail components. This remarkable emergence reflects developer recognition of Cotton Green's growing commercial potential, strategically integrating retail to enhance liveability and expand neighbourhood amenities in this rapidly evolving eastern micro-market.

The market is experiencing decisive reorientation toward compact affordable configurations with enhanced commercial integration, reinforcing Cotton Green's position as an emerging entry-level residential destination while significantly reducing family housing options in this transitional eastern micro-market with strong infrastructure advantages.

400034 (Tulsiwadi/Haji Ali)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	35	0
30-60 sqm	0	0	0	99	0
60-90 sqm	0	0	37	54	0
90-120 sqm	0	0	1	23	0
120-150 sqm	0	0	0	11	0
150-200 sqm	0	0	0	43	0

0-30 sqm: Supply has decreased by 100% from the previous 3-year average of 11.67 units, showing complete withdrawal from micro-housing. This extraordinary contraction suggests strategic developer reassessment of entry-level housing potential in Tulsiwadi following potential market saturation or shifting focus toward more premium segments in this increasingly desirable location.

30-60 sqm: Complete disappearance of supply represents 100% withdrawal from the previous average of 33 units, indicating abandonment of compact apartments. This market exit reflects fundamental developer recalibration away from affordable formats, potentially responding to Tulsiwadi's evolving market positioning as it benefits from proximity to premium South Mumbai localities.

60-90 sqm: Supply has collapsed by 100% from the substantial previous average of 30.33 units, showing comprehensive withdrawal from mid-sized apartments. This extraordinary contraction suggests strategic developer pause following considerable recent activity, potentially allowing absorption of existing inventory in this evolving micro-market with limited development opportunities.

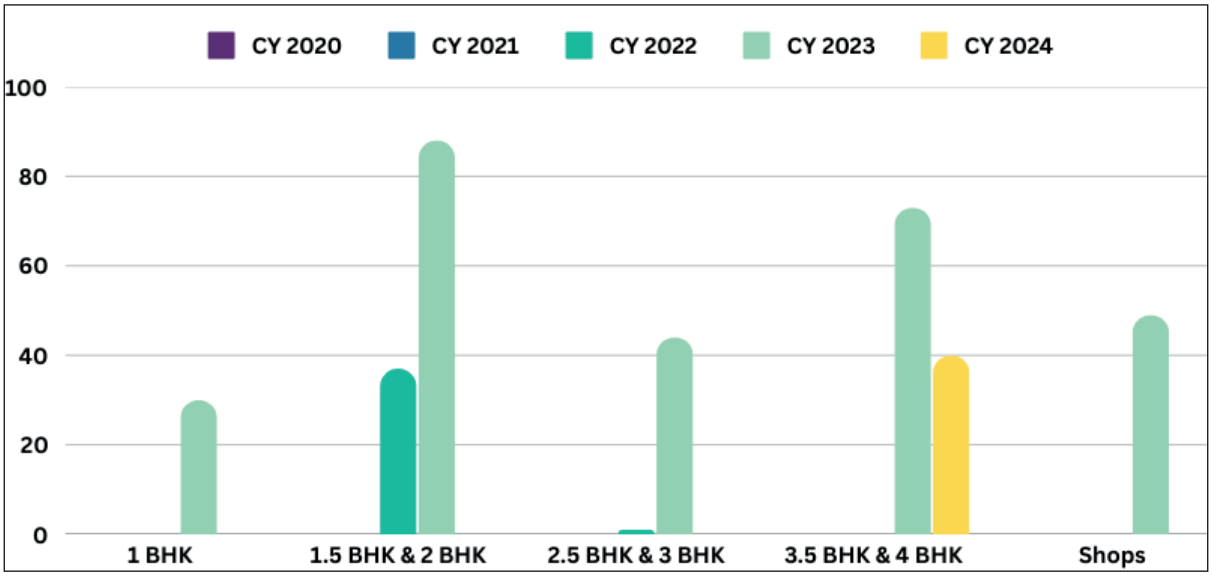
90-120 sqm: Complete disappearance of supply represents 100% withdrawal from the previous average of 8 units, indicating abandonment of premium mid-range segments. This market exit suggests developer reconsideration of this transitional segment following recent experimental introduction,

potentially reassessing product positioning in this traditionally modest neighbourhood undergoing transformation.

120-150 sqm and 150-200 sqm: Supply remains at zero units in 2024, continuing limited previous presence in luxury segments. This consistent gap reinforces developer recognition of Tulsiwadi's current market positioning limitations where luxury formats face acceptance challenges despite proximity to more upscale areas.

The apparent comprehensive withdrawal across most carpet area segments suggests a strategic market pause or significant data anomaly, indicating homebuyers should explore secondary market opportunities while developers reassess optimal positioning for future inventory in this evolving micro-market.

Analysis of New Supply by Configuration



400034	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	0	38	288	139
1 BHK	0	0	0	30	0
1.5 BHK & 2 BHK	0	0	37	88	0
2.5 BHK & 3 BHK	0	0	1	44	0
3.5 BHK & 4 BHK	0	0	0	73	40
Shops	0	0	0	49	0

1 BHK: Supply has decreased by 100% from the previous 3-year average of 10 units, showing complete withdrawal from starter homes. This extraordinary contraction suggests developer reassessment of entry-level housing potential in Tulsiwadi following limited recent introduction, potentially reflecting shifting demand dynamics or land constraints in this traditionally modest neighbourhood.

1.5 BHK & 2 BHK: Complete disappearance of supply represents 100% withdrawal from the substantial previous average of 41.67 units, indicating abandonment of mid-sized configurations. This market exit reflects significant developer recalibration following considerable recent activity, potentially allowing absorption of existing inventory while reassessing optimal product mix.

2.5 BHK & 3 BHK: Supply has collapsed by 100% from the previous average of 15 units, showing comprehensive withdrawal from family-sized apartments. This extraordinary contraction suggests strategic developer pause in premium family housing, potentially following experimental introduction that tested Tulsiwadi's upmarket acceptance potential.

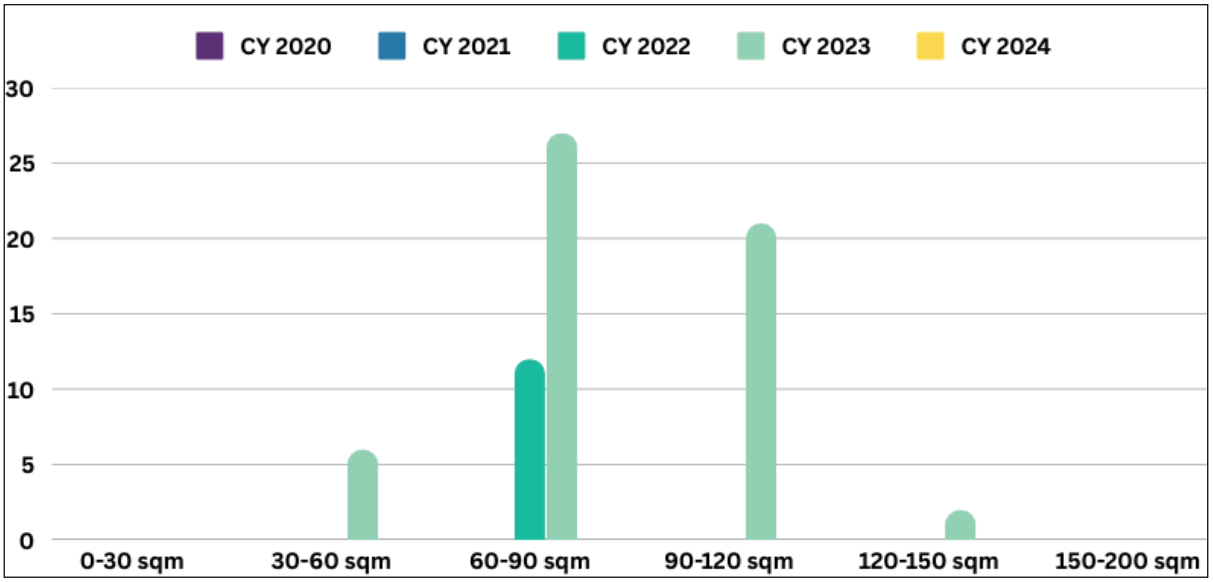
3.5 BHK & 4 BHK: With 40 units in 2024, supply has increased significantly by 64% from the previous average, showing substantial growth in luxury configurations. This notable expansion represents decisive developer commitment to premium housing where Tulsiwadi's improving market credentials and proximity to established South Mumbai areas attract affluent buyers seeking relatively affordable luxury in central locations.

Shops: Complete disappearance of supply represents 100% withdrawal from the previous average of 16.33 units, indicating abandonment of commercial integration. This market exit suggests potential oversupply following recent commercial introduction, temporarily prioritizing residential components while allowing absorption of existing retail inventory.

The market shows extraordinary concentration exclusively in luxury configurations while abandoning all other segments, suggesting fundamental repositioning toward premium housing that leverages Tulsiwadi's proximity to established South Mumbai areas while potentially indicating significant data anomalies requiring verification.

400036 (Kemps Corner)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	0	0
30-60 sqm	0	0	0	6	0
60-90 sqm	0	0	12	27	0
90-120 sqm	0	0	0	21	0
120-150 sqm	0	0	0	2	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Continued absence of supply maintains the historical pattern of no development in micro-housing. This persistent gap confirms Kemps Corner's entrenched positioning as an exclusively premium market where affordable compact formats find absolutely no developer interest given the neighbourhood's ultra-luxury reputation and premium South Mumbai location.

30-60 sqm: Supply has decreased by 100% from the previous 3-year average of 2 units, showing complete withdrawal from compact apartments. This market exit suggests limited sustained interest in entry-level housing in this prestigious South Mumbai enclave where land values and neighbourhood positioning favour premium configurations.

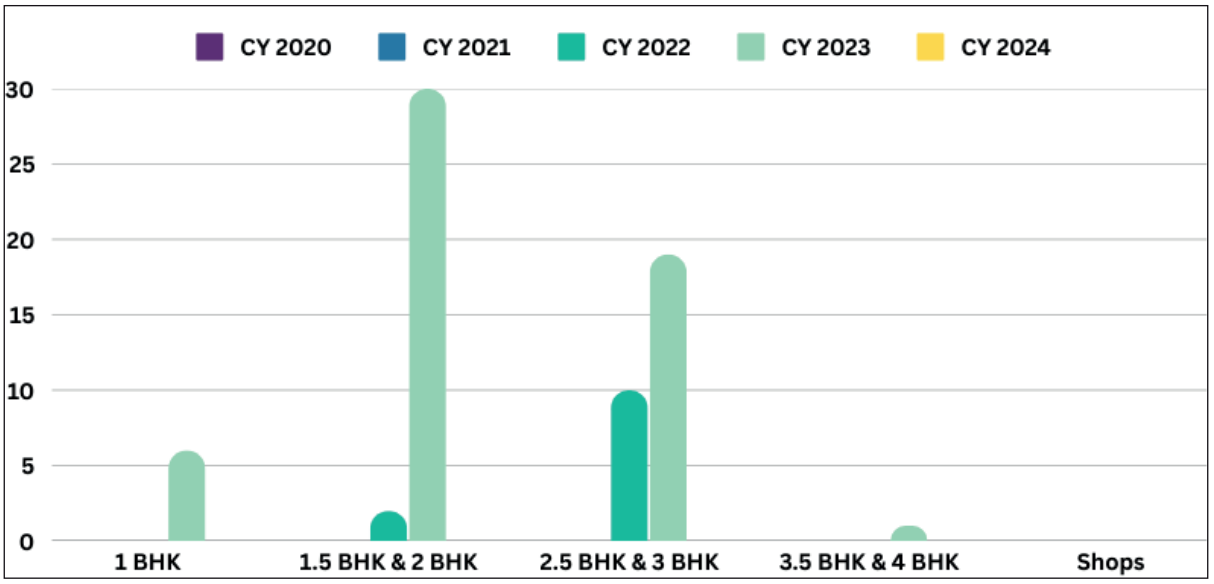
60-90 sqm: Supply has collapsed by 100% from the substantial previous average of 13 units, showing comprehensive withdrawal from mid-sized apartments. This extraordinary contraction suggests a strategic development pause following recent activity, potentially allowing market absorption in this exclusive micro-market with limited redevelopment opportunities.

90-120 sqm: Complete disappearance of supply represents 100% withdrawal from the previous average of 7 units, indicating abandonment of premium mid-range apartments. This market exit reflects potential cyclical development patterns in Kemps Corner, where limited land availability creates sporadic development timelines despite the area's consistently prestigious status.

120-150 sqm: Supply has decreased by 100% from the minimal previous average, showing complete withdrawal from luxury segments. This market exit continues the area's pattern of intermittent development activity, reflecting the extremely constrained supply potential in this established ultra-premium neighbourhood.

The complete absence of development activity across all segments indicates a characteristic cyclical pattern in this prestigious micro-market, suggesting homebuyers must focus on limited resale inventory while developers negotiate exceptionally challenging redevelopment parameters in this coveted yet constrained South Mumbai enclave.

Analysis of New Supply by Configuration



400036	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	0	12	56	0
1 BHK	0	0	0	6	0
1.5 BHK & 2 BHK	0	0	2	30	0
2.5 BHK & 3 BHK	0	0	10	19	0
3.5 BHK & 4 BHK	0	0	0	1	0
Shops	0	0	0	0	0

1 BHK: Supply has decreased by 100% from the previous 3-year average of 2 units, showing complete withdrawal from starter homes. This market exit reinforces Kemps Corner's positioning as a predominantly premium market where compact configurations represent only occasional strategic inclusions rather than core market offerings.

1.5 BHK & 2 BHK: Complete disappearance of supply represents 100% withdrawal from the substantial previous average of 10.67 units, indicating abandonment of mid-sized configurations. This

extraordinary contraction suggests potential market absorption following recent activity, reflecting the limited development opportunities in this established exclusive neighbourhood.

2.5 BHK & 3 BHK: Supply has collapsed by 100% from the previous average of 9.67 units, showing comprehensive withdrawal from family-sized apartments. This market exit indicates characteristic cyclical development patterns in Kemps Corner, where constrained land availability creates intermittent product introductions despite consistently strong demand for premium family housing in this prestigious address.

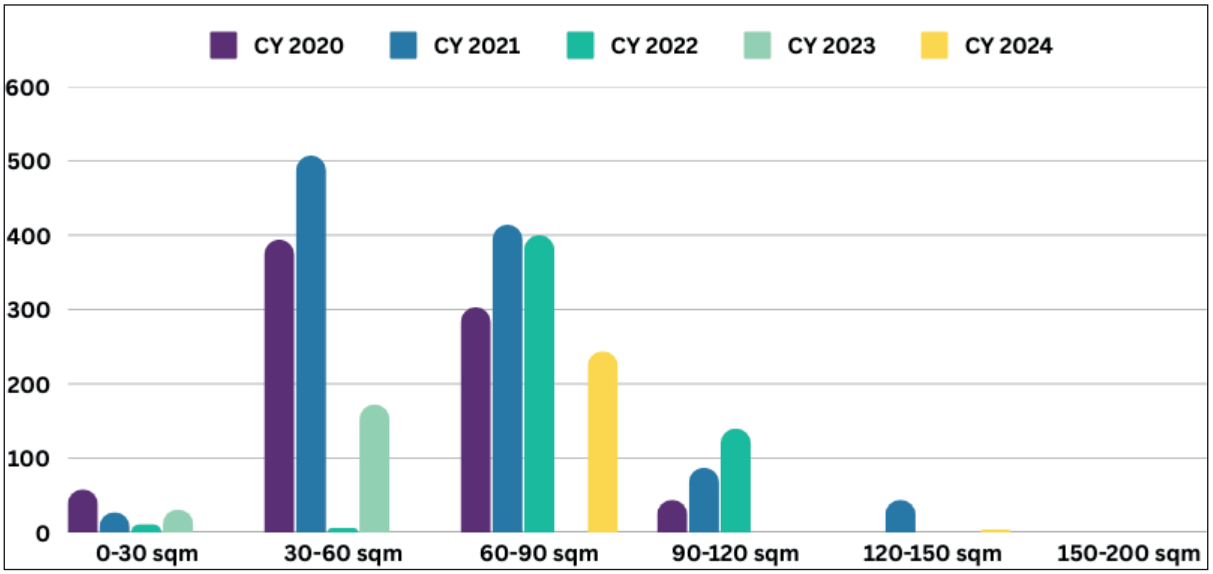
3.5 BHK & 4 BHK: Complete disappearance of supply represents 100% withdrawal from the minimal previous average, indicating temporary abandonment of ultra-luxury configurations. This market exit continues the area's pattern of sporadic development activity in top-tier segments, reflecting extremely challenging redevelopment economics despite the neighbourhood's ultra-premium positioning.

Shops: Continued absence of supply maintains the historical pattern of no commercial integration. This persistent gap confirms Kemps Corner's established identity as an exclusively residential sanctuary where commercial components would conflict with the neighbourhood's elegant residential character and prestigious positioning.

The complete cessation of development activity across all configurations indicates a characteristic cyclical pattern in this constrained premium micro-market, suggesting homebuyers must pursue limited secondary market opportunities while developers navigate exceptionally challenging redevelopment economics in this prestigious yet highly constrained South Mumbai enclave.

400037 (Antop Hill)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	58	27	11	31	0
30-60 sqm	394	507	6	172	0
60-90 sqm	303	414	400	0	244
90-120 sqm	44	87	140	0	0
120-150 sqm	0	44	0	0	4
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has collapsed by 100% from the previous 3-year average of 23 units, showing complete withdrawal from micro-housing. This extraordinary contraction suggests developer reassessment of entry-level housing potential in Antop Hill following potential oversupply from previous years, pivoting away from extremely compact formats as the neighbourhood's positioning evolves.

30-60 sqm: Complete disappearance of supply represents 100% withdrawal from the substantial previous average of 228.33 units, indicating abandonment of compact affordable segments. This market exit reflects significant developer recalibration away from entry-level housing, potentially responding to absorption challenges or strategic repositioning toward Antop Hill's evolving mid-market potential.

60-90 sqm: With 244 units in 2024, supply has decreased slightly by 10% from the previous average, showing resilient stability in mid-sized apartments. This consistent performance reinforces Antop Hill's core strength in spacious yet relatively affordable formats that capitalize on the area's excellent connectivity while delivering comfortable family-oriented housing in this rapidly transforming eastern suburb.

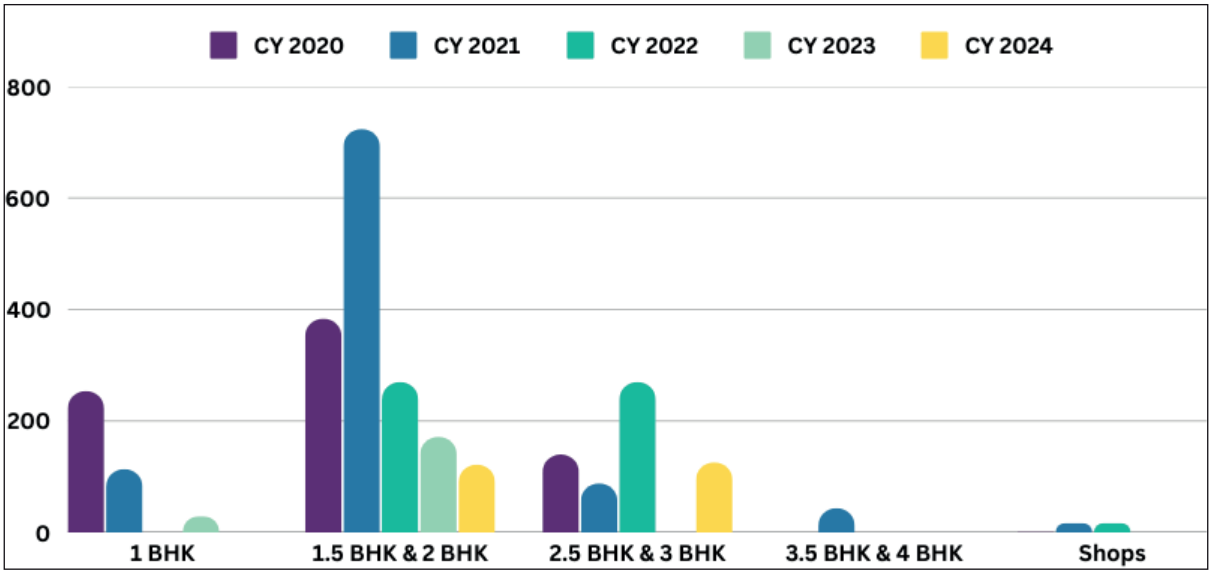
90-120 sqm: Supply has collapsed by 100% from the previous average of 75.67 units, showing comprehensive withdrawal from premium segments. This extraordinary contraction suggests strategic

developer reassessment of Antop Hill's upmarket potential, temporarily retreating from premium formats while focusing on the area's established mid-market strength.

120-150 sqm: With just 4 units in 2024, supply has decreased significantly by 73% from the previous average, showing substantial contraction in luxury segments. This notable reduction maintains minimal developer presence in premium luxury formats where Antop Hill's evolving yet still transitional market positioning challenges broad absorption despite improving infrastructure and neighbourhood transformation.

The market is experiencing decisive consolidation exclusively around the mid-sized segment while comprehensively withdrawing from both affordable and premium extremes, creating potential future scarcity in entry-level housing while reinforcing Antop Hill's established mid-market positioning.

Analysis of New Supply by Configuration



400037	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	799	1079	557	203	248
1 BHK	254	114	0	29	0
1.5 BHK & 2 BHK	384	724	270	172	122
2.5 BHK & 3 BHK	140	88	270	0	126
3.5 BHK & 4 BHK	0	44	0	0	0
Shops	1	17	17	0	0

1 BHK: Complete disappearance of supply represents 100% withdrawal from the previous average of 47.67 units, indicating abandonment of starter homes. This market exit suggests developer reassessment of entry-level housing following significant previous activity, potentially responding to absorption challenges or strategic repositioning toward larger formats that better align with Antop Hill's evolving family-oriented identity.

1.5 BHK & 2 BHK: With 122 units in 2024, supply has decreased dramatically by 69% from the previous substantial average of 388.67 units, showing significant contraction in mid-sized configurations. This remarkable reduction maintains meaningful yet moderated developer presence in Antop Hill's core mid-sized segment, potentially indicating calibrated supply following previous years of exceptional activity in this rapidly transforming eastern neighbourhood.

2.5 BHK & 3 BHK: Supply has increased marginally by 6% to 126 units, showing slight growth in family-sized apartments. This steady expansion reinforces developer confidence in Antop Hill's premium family housing potential where improving neighbourhood infrastructure and ongoing transformation attract established families seeking spacious configurations with excellent connectivity to central Mumbai.

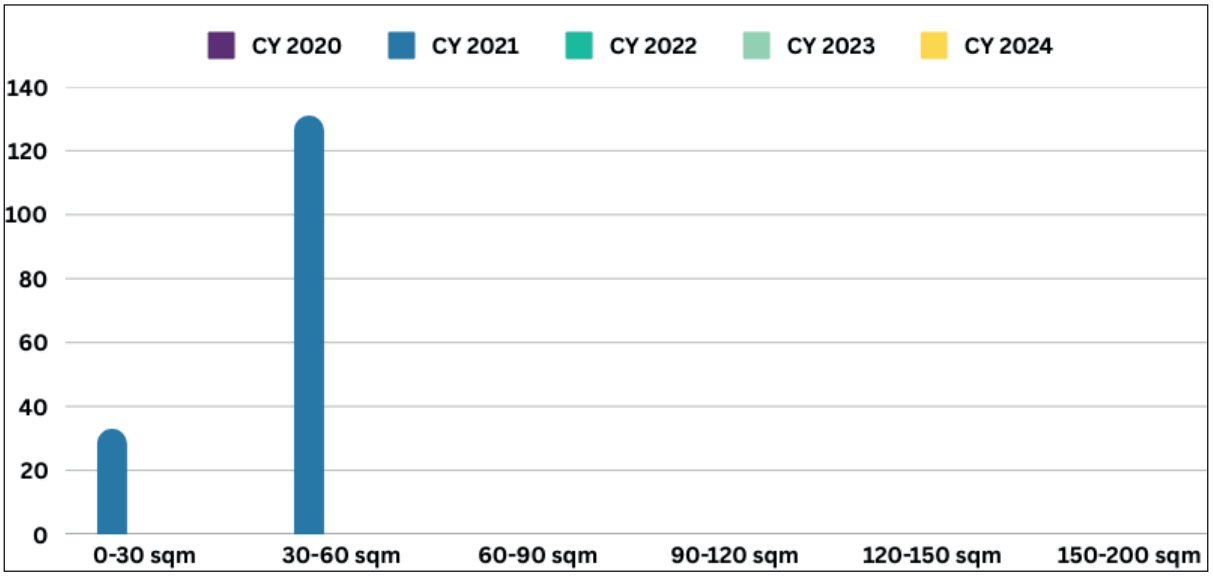
3.5 BHK & 4 BHK: Complete disappearance of supply represents 100% withdrawal from the previous modest average, indicating abandonment of ultra-luxury configurations. This market exit confirms developer recognition of Antop Hill's current market positioning limitations where ultra-luxury continues facing acceptance challenges despite the area's ongoing transformation and improved amenities.

Shops: Supply has collapsed by 100% from the previous average of 11.33 units, showing complete withdrawal from commercial integration. This extraordinary contraction suggests potential commercial oversupply from previous years, temporarily deprioritizing retail components while potentially allowing absorption of existing inventory in this predominantly residential micro-market.

The market is experiencing balanced consolidation around core family-oriented configurations, moderating supply across all segments while maintaining particular strength in premium family formats that align with Antop Hill's evolving identity as an established mid-market residential destination with improving neighbourhood credentials.

400038 (Ballard Estate)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	33	0	0	0
30-60 sqm	0	131	0	0	0
60-90 sqm	0	0	0	0	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

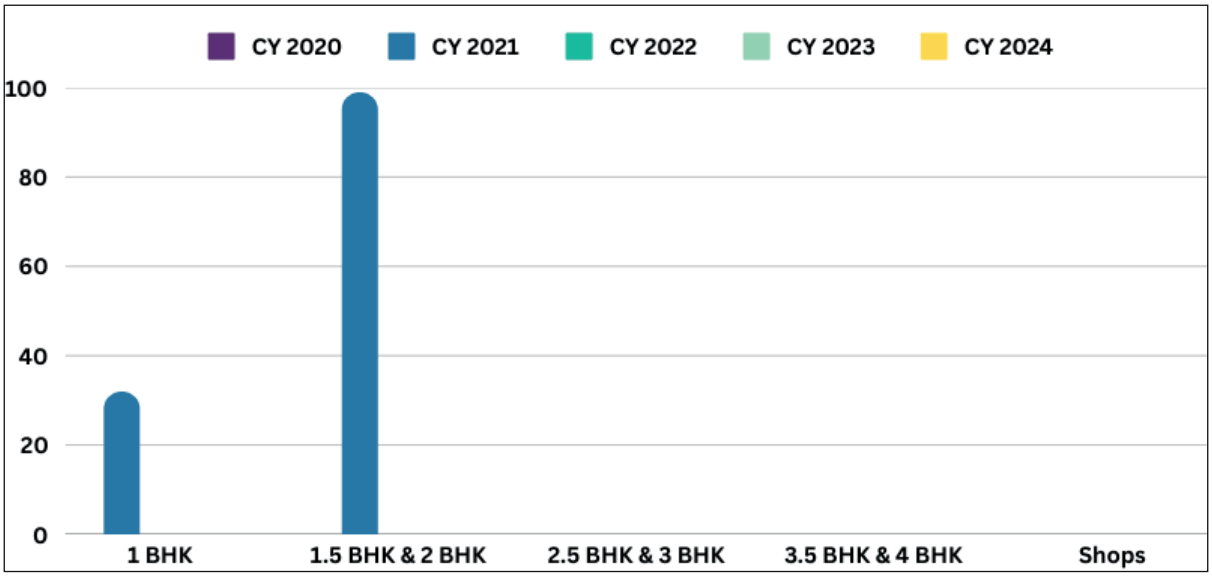
0-30 sqm: Supply has decreased by 100% from the previous 3-year average of 11 units, showing complete withdrawal from micro-housing. This market exit continues the area's predominantly dormant residential development pattern following the isolated 2021 spike, reflecting Ballard Estate's entrenched identity as Mumbai's premier heritage business district with extremely limited residential conversion potential.

30-60 sqm: Complete disappearance of supply represents 100% withdrawal from the previous average of 43.67 units, indicating abandonment of compact apartments. This extraordinary contraction continues the area's characteristic pattern of minimal residential development, suggesting the exceptional 2021 activity represented a rare isolated opportunity rather than sustained market direction in this historically commercial precinct.

60-90 sqm through 150-200 sqm: Continued absence of supply maintains the historical pattern of zero development across all mid-sized and premium segments. This persistent gap confirms developer recognition of Ballard Estate's established business district character where larger residential formats find absolutely no market alignment despite the area's prestigious South Mumbai location and exceptional colonial architectural heritage.

The complete absence of development activity across all segments reinforces Ballard Estate's fundamental identity as Mumbai's premier heritage business district, suggesting homebuyers must explore rare conversion opportunities while developers recognize the area's extremely limited residential potential despite its architectural significance.

Analysis of New Supply by Configuration



400038	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	164	0	0	0
1 BHK	0	32	0	0	0
1.5 BHK & 2 BHK	0	99	0	0	0
2.5 BHK & 3 BHK	0	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	0	0	0	0

1 BHK: Supply has decreased by 100% from the previous 3-year average of 10.67 units, showing complete withdrawal from starter homes. This market exit continues the area's dormant residential development pattern following the isolated 2021 spike, reflecting Ballard Estate's entrenched business district identity where residential conversions remain exceptional rather than normative.

1.5 BHK & 2 BHK: Complete disappearance of supply represents 100% withdrawal from the previous average of 33 units, indicating abandonment of mid-sized configurations. This extraordinary contraction continues the area's characteristic pattern of minimal residential development, suggesting the exceptional 2021 activity represented a unique isolated opportunity rather than sustainable market direction in this historically commercial precinct.

2.5 BHK, 3 BHK, 3.5 BHK & 4 BHK: Continued absence of supply maintains the historical pattern of zero development across family and luxury configurations. This persistent gap confirms Ballard

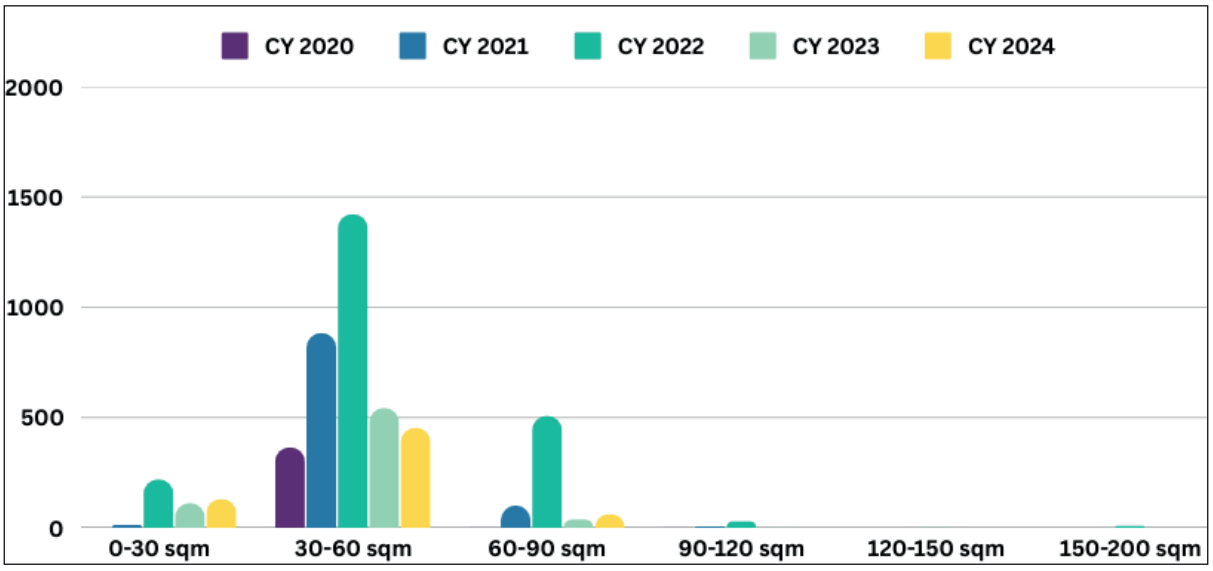
Estate's established business district character where premium residential formats find absolutely no market alignment despite the area's prestigious South Mumbai location and exceptional colonial architectural heritage.

Shops: Continued absence of supply maintains the historical pattern of zero formal retail development. This persistent gap seems paradoxical given the area's commercial character but likely reflects the predominance of office space over retail in this formal business district, with new retail development facing significant heritage conservation constraints.

The complete absence of development activity across all configurations reinforces Ballard Estate's fundamental identity as Mumbai's premier heritage business district, suggesting homebuyers must pursue exceptionally rare conversion opportunities while developers recognize the area's extremely limited residential potential despite its architectural significance and prestigious location.

400042 (Bhandup East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	14	220	112	132
30-60 sqm	366	883	1423	543	454
60-90 sqm	2	101	508	39	61
90-120 sqm	1	7	30	2	0
120-150 sqm	0	0	1	0	0
150-200 sqm	0	0	10	0	0

0-30 sqm: Supply has increased by 14.5% to 132 units in 2024 compared to the previous 3-year average of 115.33 units, showing modest growth in micro-housing. This consistent expansion reflects strengthening developer confidence in Bhandup East's appeal to entry-level homebuyers and investors, leveraging the area's excellent Central Railway connectivity and relatively affordable pricing within Mumbai's increasingly expensive suburban landscape.

30-60 sqm: With 454 units in 2024, supply has decreased significantly by 52.2% from the previous average, showing substantial contraction in compact apartments. This notable reduction suggests strategic developer recalibration following the exceptional 2022 spike, moderating supply toward sustainable levels while still maintaining Bhandup East's core strength in efficiently designed affordable housing.

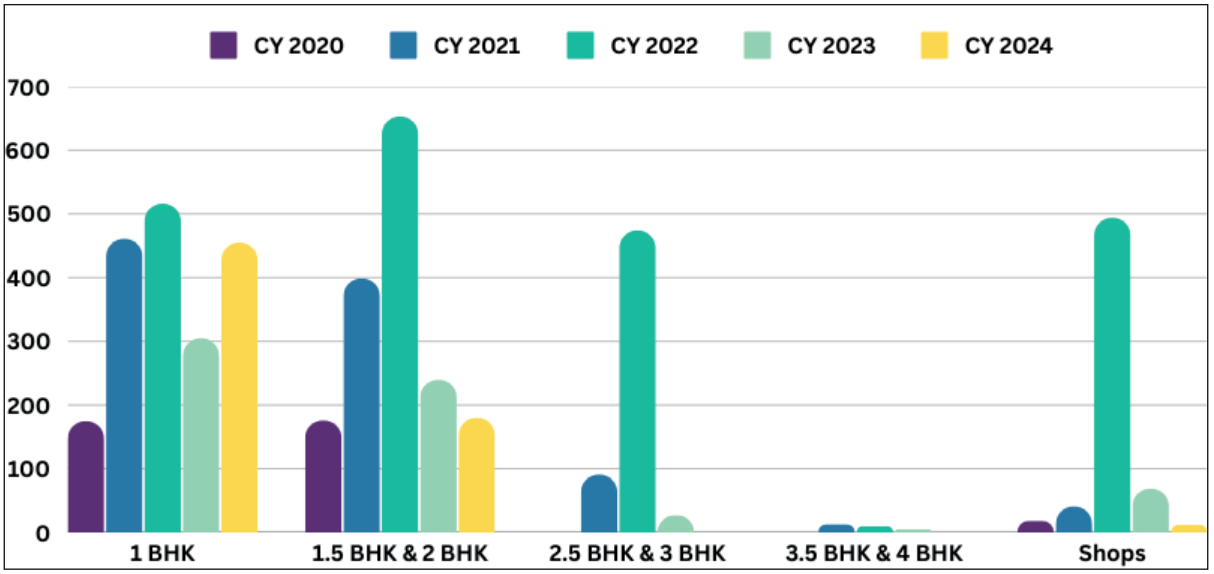
60-90 sqm: Supply has collapsed by 71.8% to merely 61 units, showing extraordinary contraction in mid-sized apartments. This dramatic reduction indicates fundamental developer reassessment of mid-market potential in Bhandup East, potentially reflecting absorption challenges or pricing sensitivity for spacious formats in this traditionally affordable eastern suburb.

90-120 sqm and larger segments: disappearance of supply represents 100% withdrawal from premium segments. This market exit confirms developer recognition of Bhandup East's established

affordable identity where luxury formats face acceptance challenges despite improving infrastructure and amenities.

Developers are decisively reorienting Bhandup East's product mix toward extremely compact affordable formats, creating expanding opportunities for entry-level homebuyers while significantly reducing options in mid and premium segments in this established eastern suburban micro-market.

Analysis of New Supply by Configuration



400042	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	369	1005	2193	696	647
1 BHK	175	461	516	305	455
1.5 BHK & 2 BHK	176	399	653	240	180
2.5 BHK & 3 BHK	0	91	474	27	0
3.5 BHK & 4 BHK	0	13	10	5	0
Shops	18	41	494	69	12

1 BHK: Supply has increased moderately by 6.5% to 455 units in 2024 compared to the previous 3-year average of 427.33 units, showing resilient growth in starter homes. This consistent expansion reinforces Bhandup East's established strength in affordable housing where compact configurations continue attracting price-sensitive first-time homebuyers and investors seeking connectivity advantages with manageable price points.

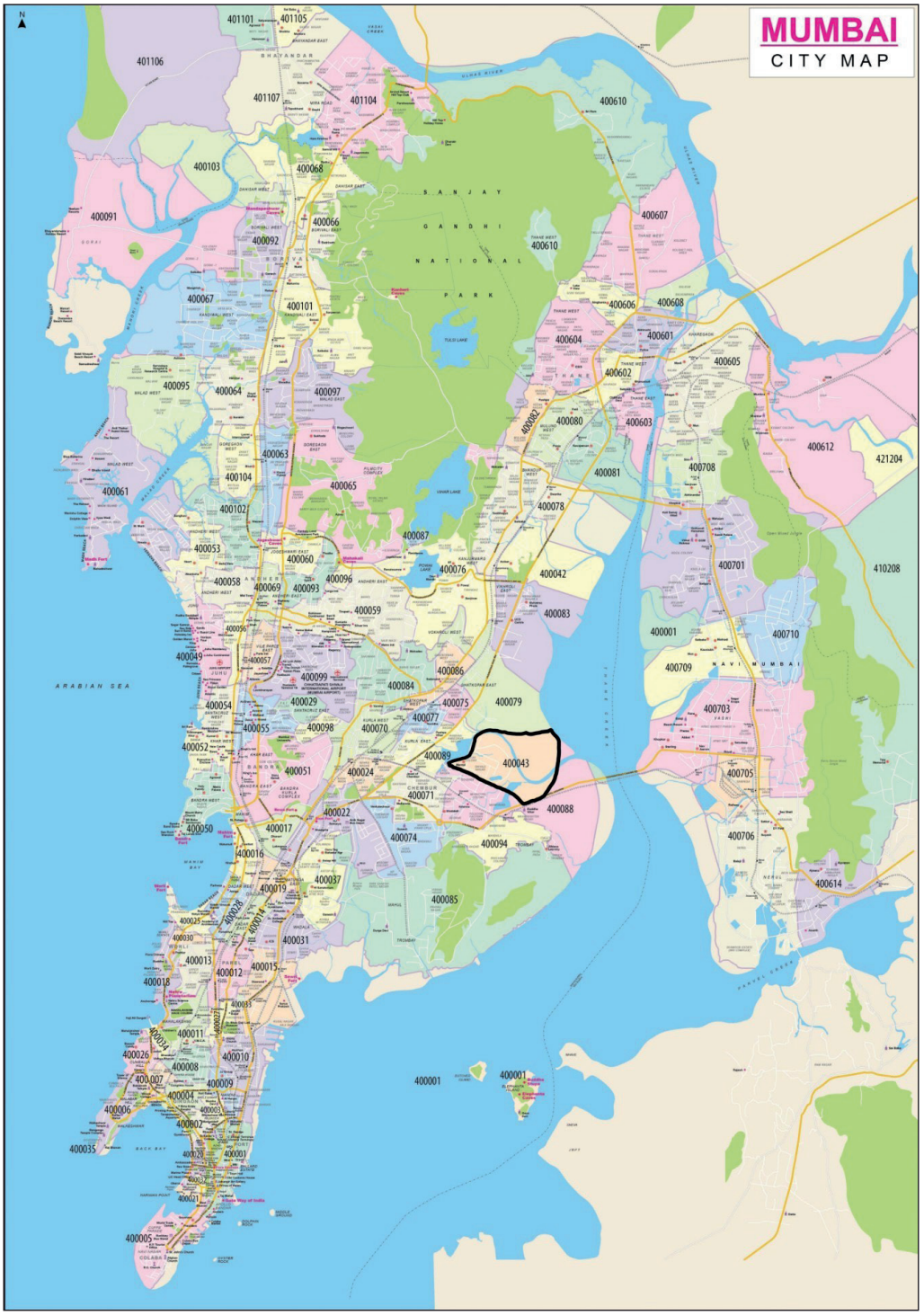
1.5 BHK & 2 BHK: With 180 units in 2024, supply has decreased dramatically by 58.2% from the previous average, showing significant contraction in mid-sized configurations. This remarkable reduction suggests strategic developer adjustment following exceptional previous activity, recalibrating supply while maintaining meaningful presence in this core segment that balances affordability with family functionality.

2.5 BHK, 3 BHK, 3.5 BHK & 4 BHK: Complete disappearance of supply represents 100% withdrawal from family and luxury segments. This extraordinary market exit confirms developer recognition of Bhandup East's positioning limitations where premium formats face acceptance challenges, reinforcing the area's core affordable identity despite gradual neighbourhood improvements.

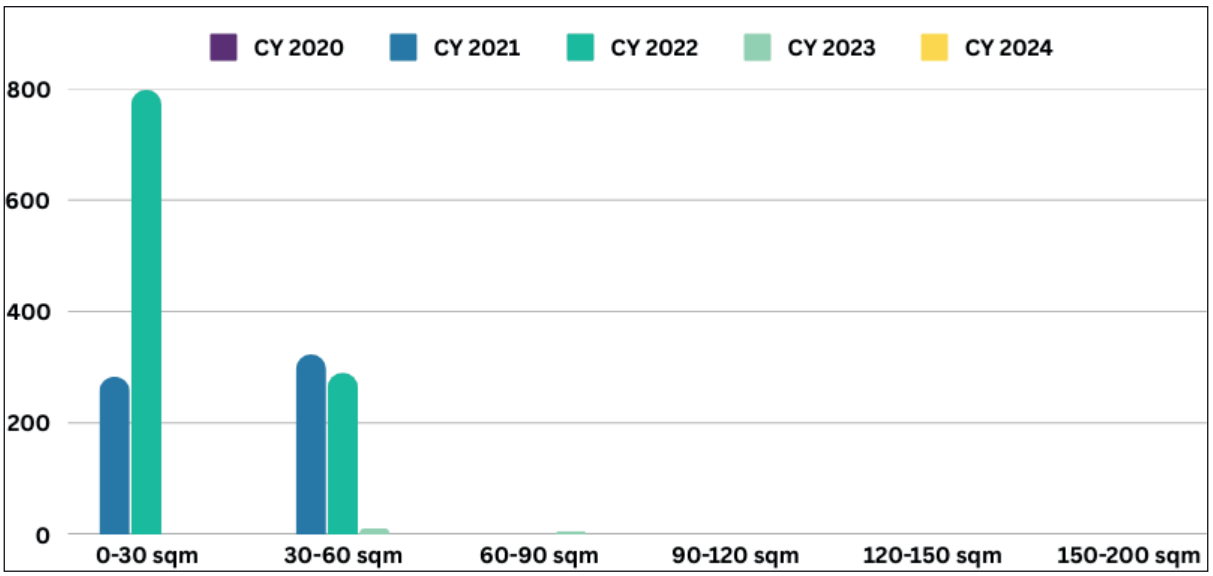
Shops: Commercial space supply has collapsed by 94% to just 12 units, showing extraordinary contraction in retail components. This dramatic reduction suggests potential commercial oversupply following the exceptional 2022 spike, temporarily moderating retail integration while allowing absorption of existing inventory in this predominantly residential suburb.

The market is experiencing decisive concentration around entry-level configurations with substantially reduced commercial integration, reinforcing Bhandup East's position as an established affordable housing destination with significantly reduced family-sized options, creating potential future value appreciation for existing premium inventory.

400043 (Deonar/Govandi West)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	283	798	0	0
30-60 sqm	0	323	290	11	0
60-90 sqm	0	0	0	6	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has collapsed by 100% from the previous 3-year average of 360.33 units, showing complete withdrawal from micro-housing. This extraordinary contraction suggests potential market saturation following the exceptional 2021-2022 supply surge, indicating developers are allowing absorption of existing inventory in this traditionally affordable eastern suburban micro-market.

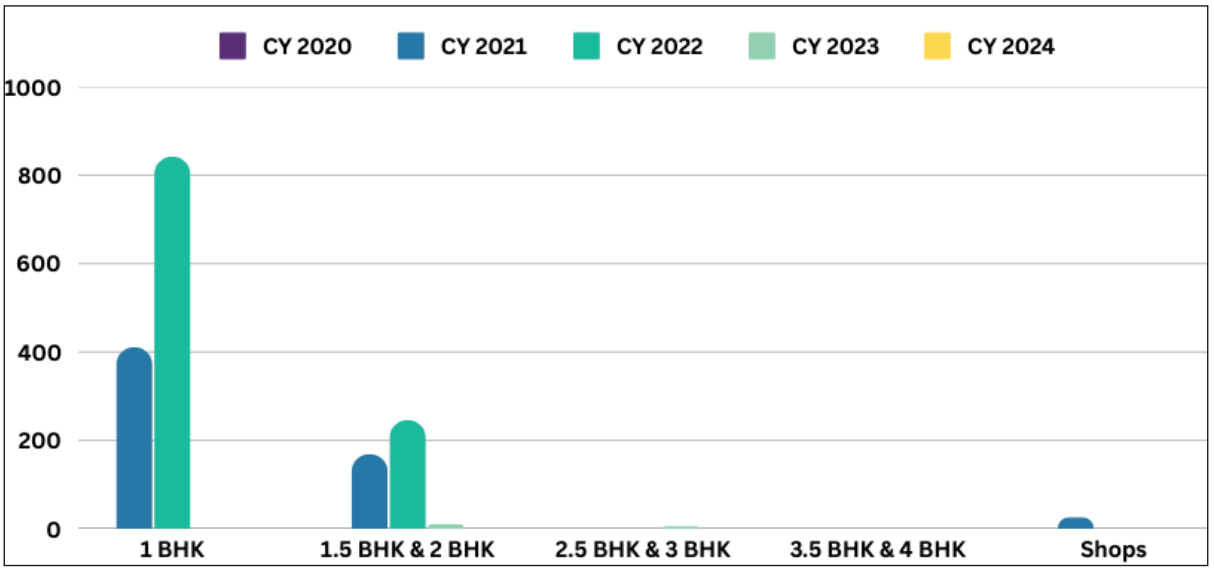
30-60 sqm: Complete disappearance of supply represents 100% withdrawal from the substantial previous average of 208 units, indicating abandonment of compact apartments. This market exit continues the dramatic deceleration trend that began in 2023, potentially reflecting absorption challenges or strategic pause following considerable recent activity in this evolving eastern suburb.

60-90 sqm: Supply has decreased by 100% from the minimal previous average, showing complete withdrawal from mid-sized apartments. This continued gap reinforces Deonar's established identity as a predominantly affordable housing market where larger formats remain exceptional rather than core offerings despite gradual neighbourhood improvements.

90-120 sqm and larger segments: Continued absence of supply maintains the historical pattern of zero development across all premium segments. This persistent gap confirms developer recognition of Deonar's current market positioning limitations where luxury formats find absolutely no alignment despite proximity to more established eastern suburbs.

The complete cessation of development activity across all segments indicates a strategic market pause following exceptional previous supply, suggesting homebuyers should explore existing inventory with potential negotiation leverage while developers recalibrate optimal phasing for future projects in this traditionally affordable eastern micro-market.

Analysis of New Supply by Configuration



400043	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	606	1088	17	0
1 BHK	0	411	842	0	0
1.5 BHK & 2 BHK	0	169	246	11	0
2.5 BHK & 3 BHK	0	0	0	6	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	26	0	0	0

1 BHK: Supply has collapsed by 100% from the substantial previous average of 417.67 units, showing complete withdrawal from starter homes. This extraordinary contraction suggests potential oversupply following the exceptional 2021-2022 surge, prompting developers to temporarily pause new introductions while allowing market absorption in Deonar's core affordable segment.

1.5 BHK & 2 BHK: Complete disappearance of supply represents 100% withdrawal from the substantial previous average of 142 units, indicating abandonment of mid-sized configurations. This market exit continues the dramatic deceleration trend that began in 2023, potentially reflecting strategic recalibration following considerable recent activity in this traditionally affordable eastern suburb.

2.5 BHK & 3 BHK: Supply has decreased by 100% from the minimal previous average, showing complete withdrawal from family-sized apartments. This continued gap reinforces Deonar's

established positioning as a predominantly compact housing market where premium family formats remain exceptional rather than core offerings despite gradual neighbourhood improvements.

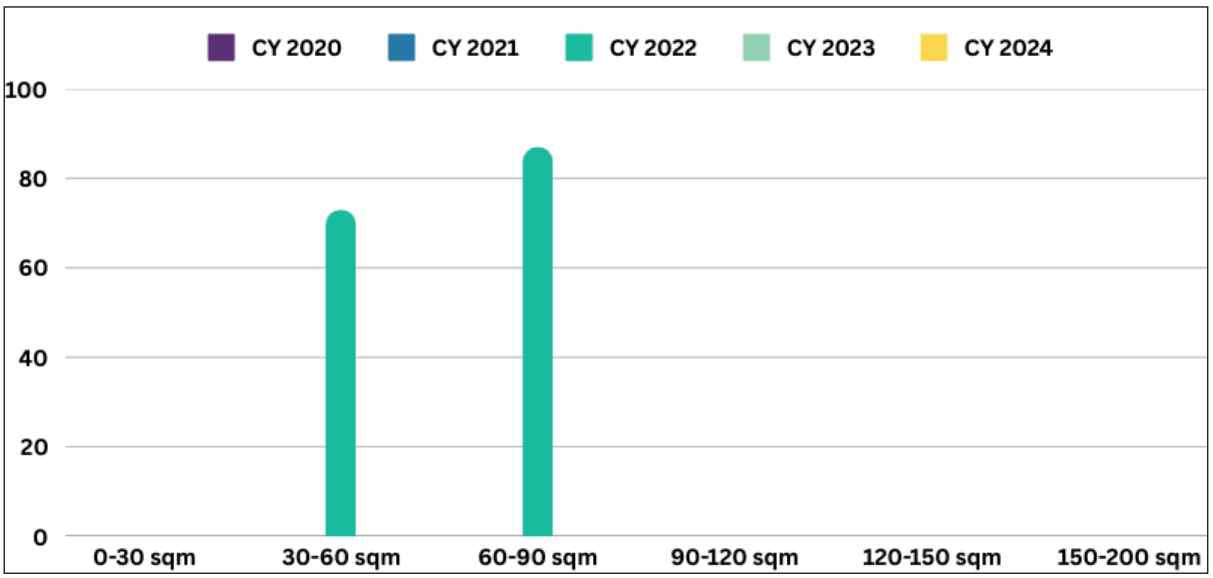
3.5 BHK & 4 BHK: Continued absence of supply maintains the historical pattern of zero development in luxury configurations. This persistent gap confirms developer recognition of Deonar's current market positioning limitations where ultra-luxury formats find absolutely no alignment despite proximity to more established eastern suburbs.

Shops: Supply has collapsed by 100% from the previous modest average, showing complete withdrawal from commercial integration. This market exit suggests limited sustained commercial potential in predominantly residential projects, potentially aligning with Deonar's established identity as a primarily residential suburban destination.

The complete cessation of development activity across all configurations indicates a strategic market pause following exceptional previous supply, suggesting homebuyers should explore existing inventory with potential short-term negotiation leverage while developers reassess optimal product mix and phasing for this evolving eastern micro-market.

400047 (SEEPZ/Andheri East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	0	0
30-60 sqm	0	0	73	0	0
60-90 sqm	0	0	87	0	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Continued absence of supply maintains the historical pattern of zero development in micro-housing. This persistent gap confirms Vile Parle West's established positioning as a premium residential market where extremely compact configurations find absolutely no developer interest despite the area's excellent connectivity advantages.

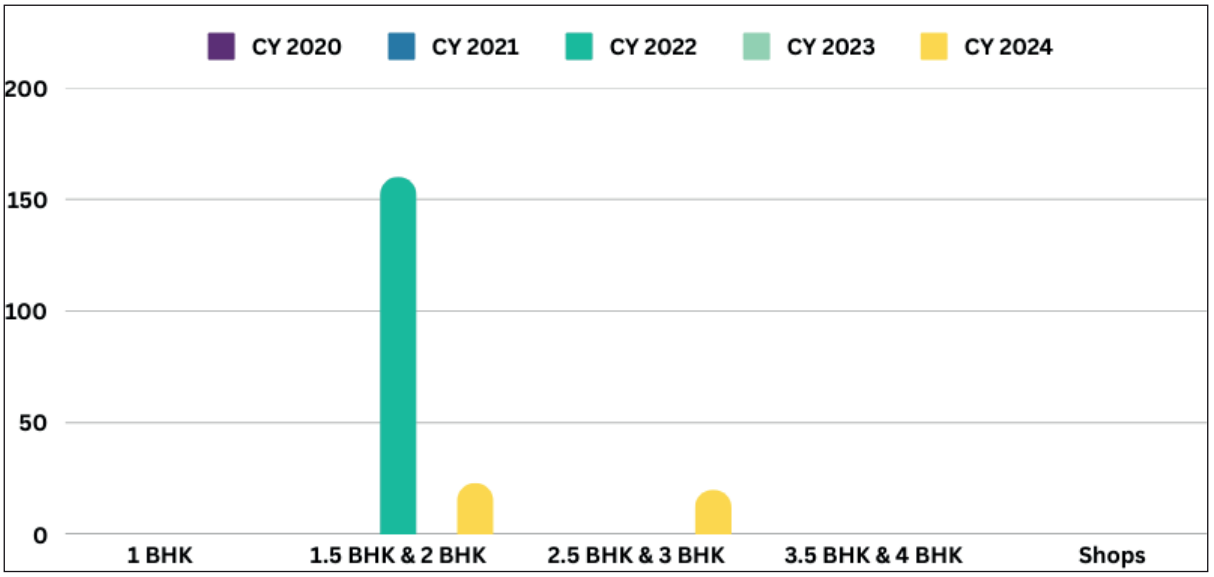
30-60 sqm: Supply has decreased by 100% from the previous 3-year average of 24.33 units, showing complete withdrawal from compact apartments. This market exit suggests developer reassessment of entry-level housing potential in this premium western suburb where family-oriented offerings traditionally dominate despite excellent airport and railway connectivity.

60-90 sqm: Supply has collapsed by 100% from the previous average of 29 units, showing comprehensive withdrawal from mid-sized apartments. This extraordinary contraction suggests cyclical development patterns in this land-constrained established suburb where limited redevelopment opportunities create sporadic supply introductions despite consistently strong market acceptance.

90-120 sqm and larger segments: Continued absence of supply maintains the historical pattern of zero development across all premium segments. This persistent gap is anomalous given Vile Parle West's premium positioning, potentially reflecting data inconsistencies or substantial disconnect between reported activity and actual market characteristics in this established western suburban micro-market.

The apparent shift away from previously reported format patterns coupled with significant data inconsistencies suggests homebuyers should conduct thorough on-ground verification while developers may find opportunities in premium segments that appear underserved relative to the area's established upmarket identity.

Analysis of New Supply by Configuration



400047	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	0	160	0	74
1 BHK	0	0	0	0	0
1.5 BHK & 2 BHK	0	0	160	0	23
2.5 BHK & 3 BHK	0	0	0	0	20
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	0	0	0	0

1 BHK: Continued absence of supply maintains the historical pattern of zero development in starter homes. This persistent gap reinforces Vile Parle West's established identity as a predominantly family-oriented market where extremely compact configurations remain fundamentally misaligned with the neighbourhood's traditional premium residential character.

1.5 BHK & 2 BHK: With 23 units in 2024, supply has decreased dramatically by 57% from the previous 3-year average of 53.33 units, showing significant contraction in mid-sized configurations. This notable reduction maintains meaningful yet moderated developer presence in Vile Parle West's core mid-sized segment, potentially reflecting the limited redevelopment opportunities in this established western suburb.

2.5 BHK & 3 BHK: Supply has increased substantially from zero to 20 units, showing meaningful growth in family-sized apartments. This notable expansion represents strategic developer alignment

with Vile Parle West's traditional premium family-oriented positioning, delivering spacious configurations that match the area's established residential character and proximity to elite educational institutions.

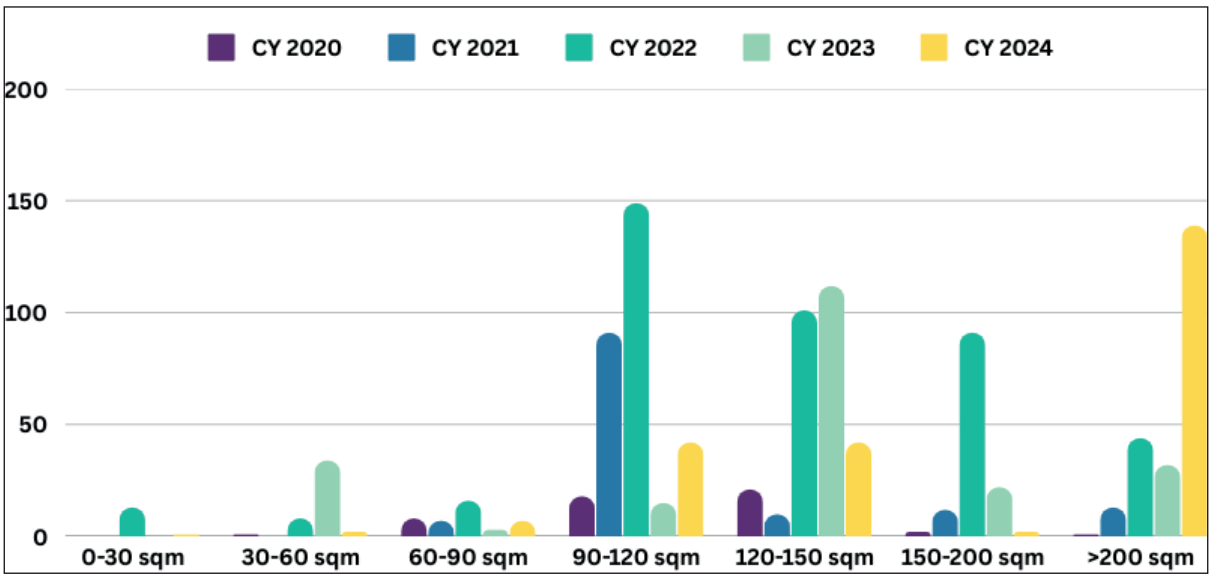
3.5 BHK & 4 BHK and Shops: Continued absence of supply maintains the historical pattern of zero development in ultra-luxury and commercial components. This persistent gap is somewhat anomalous for ultra-luxury given Vile Parle West's premium positioning, while the commercial absence aligns with the area's predominantly residential character.

The market is experiencing balanced moderate activity with meaningful realignment toward premium family configurations, creating potential opportunities in larger formats that align with Vile Parle West's established upmarket identity while maintaining modest accessibility in mid-sized segments in this coveted western suburban micro-market.

400049 (Juhu)

MUMBAI
CITY MAP
N
ARABIAN SEA
SANJAY GANDHI NATIONAL PARK
NAVI MUMBAI
400049

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	13	0	1
30-60 sqm	1	0	8	34	2
60-90 sqm	8	7	16	3	7
90-120 sqm	18	91	149	15	42
120-150 sqm	21	10	101	112	42
150-200 sqm	2	12	91	22	2
>200 sqm	1	13	44	32	139

0-30 sqm: Supply has decreased by 76.9% to just 1 unit, showing dramatic contraction in micro-housing. This negligible presence reinforces Juhu's established ultra-premium positioning where extremely compact formats find almost no alignment with the area's elite beachfront identity and celebrity resident profile.

30-60 sqm: With merely 2 units in 2024, supply has collapsed by 85.7% from the previous average, showing extraordinary withdrawal from compact apartments. This remarkable reduction confirms Juhu's decisive upmarket orientation where entry-level housing remains fundamentally misaligned with the neighbourhood's status as Mumbai's premier beachfront residential destination.

60-90 sqm: Supply has decreased moderately by 19.3% to 7 units, showing continued minimal interest in mid-sized apartments. This persistent pattern maintains token developer presence in mid-sized formats while acknowledging their limited alignment with Juhu's established ultra-premium market positioning and internationally recognized beachfront appeal.

90-120 sqm: With 42 units in 2024, supply has decreased significantly by 50.6% from the substantial previous average, showing considerable contraction in premium segments. This notable reduction maintains meaningful yet moderated developer presence in Juhu's luxury segment, potentially

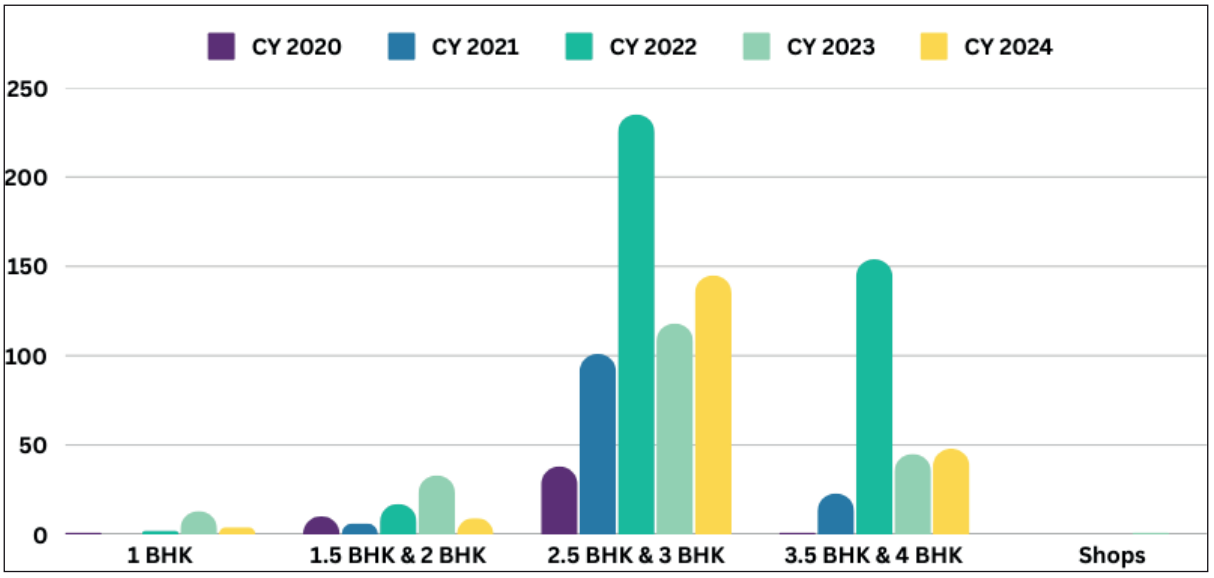
indicating calibrated supply following exceptional previous activity in this highly prestigious western suburb.

120-150 sqm: Supply has decreased substantially by 43.5% to 42 units, showing significant contraction in luxury segments. This strategic moderation maintains robust developer presence in premium formats that align with Juhu's established ultra-premium identity while potentially allowing absorption of previous exceptional supply in this coveted beachfront enclave.

150-200 sqm: Supply has collapsed by 95.2% to merely 2 units, showing extraordinary contraction in ultra-luxury segments. This remarkable reduction suggests cyclical development patterns in this land-constrained premium neighbourhood where limited redevelopment opportunities create intermittent exceptional supply introductions as seen in 2022.

The market is experiencing comprehensive moderation across all segments while maintaining clearest strength in premium formats, creating balanced opportunities across luxury segments while reinforcing Juhu's fundamental position as Mumbai's premier beachfront residential destination.

Analysis of New Supply by Configuration



400049	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	51	133	422	218	235
1 BHK	1	0	2	13	4
1.5 BHK & 2 BHK	10	6	17	33	9
2.5 BHK & 3 BHK	38	101	235	118	145
3.5 BHK & 4 BHK	1	23	154	45	48
Shops	0	0	0	1	0

1 BHK: With just 4 units in 2024, supply has decreased moderately by 20% from the minimal previous average, maintaining negligible presence in starter homes. This pattern reinforces Juhu's established premium identity where compact configurations remain fundamentally misaligned with the neighbourhood's internationally recognized beachfront character and elite resident profile.

1.5 BHK & 2 BHK: Supply has decreased dramatically by 51.8% to 9 units, showing significant contraction in mid-sized configurations. This notable reduction maintains minimal developer interest in smaller formats, reinforcing Juhu's decisive orientation toward premium family and luxury housing that aligns with its prestigious beachfront identity.

2.5 BHK & 3 BHK: With 145 units in 2024, supply has decreased marginally by 4.2% from the substantial previous average, showing remarkable resilience in family-sized apartments. This exceptional stability reflects unwavering developer confidence in Juhu's premium family housing segment where spacious configurations perfectly align with the area's established luxury residential character while providing optimal balance between space and accessibility.

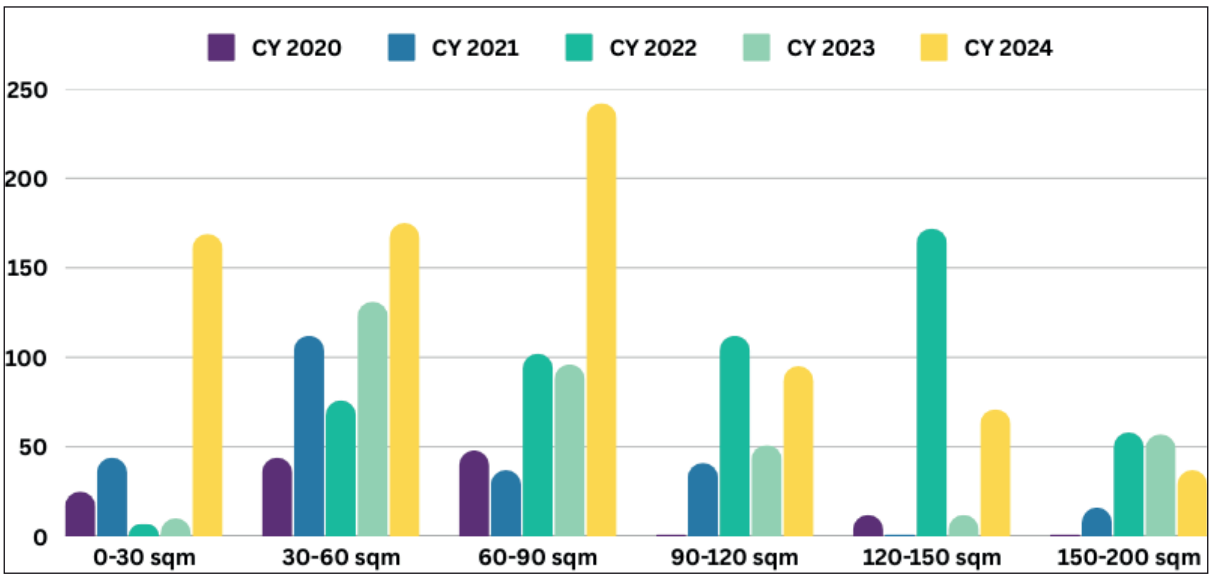
3.5 BHK & 4 BHK: Supply has decreased significantly by 35.1% to 48 units, showing substantial contraction in luxury configurations. This notable reduction maintains robust developer presence in ultra-luxury formats, potentially indicating strategic calibration following the exceptional 2022 spike while reinforcing Juhu's established position in Mumbai's ultra-premium residential landscape.

Shops: Complete disappearance of supply maintains the historical pattern of minimal commercial integration. This persistent pattern reinforces Juhu's predominantly residential character where retail components remain extremely limited despite the area's significant tourist appeal and celebrity resident profile.

The market is experiencing strategic consolidation around premium family configurations with continued meaningful activity in ultra-luxury segments, creating balanced opportunities across premium formats while reinforcing Juhu's established position as Mumbai's most prestigious western suburban residential destination with decisively family-oriented luxury character.

400050 (Bandra West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	25	44	7	10	169
30-60 sqm	44	112	76	131	175
60-90 sqm	48	37	102	96	242
90-120 sqm	1	41	112	51	95
120-150 sqm	12	1	172	12	71
150-200 sqm	1	16	58	57	37

0-30 sqm: Supply has increased extraordinarily by 730.8% to 169 units in 2024 compared to the previous 3-year average of 20.33 units, showing unprecedented growth in micro-housing. This remarkable expansion indicates developer recognition of untapped demand for compact efficient formats in Bandra West, targeting young professionals and investors attracted to the area's cosmopolitan character and prestigious address at relatively accessible price points.

30-60 sqm: With 175 units in 2024, supply has increased significantly by 64.6% from the previous average, showing substantial growth in compact apartments. This notable expansion reinforces developer confidence in efficient formats that balance affordability with Bandra's premium locational appeal, attracting young professionals and small families seeking entry into Mumbai's most fashionable neighbourhood.

60-90 sqm: Supply has increased dramatically by 209% to 242 units, showing extraordinary growth in mid-sized apartments. This exceptional expansion demonstrates developer recognition of mid-sized formats as Bandra West's emerging sweet spot, offering optimal balance between spaciousness and relative accessibility in this highly coveted western suburb with unmatched social infrastructure.

90-120 sqm: With 95 units in 2024, supply has increased moderately by 39.7% from the previous average, showing meaningful growth in premium apartments. This consistent expansion maintains

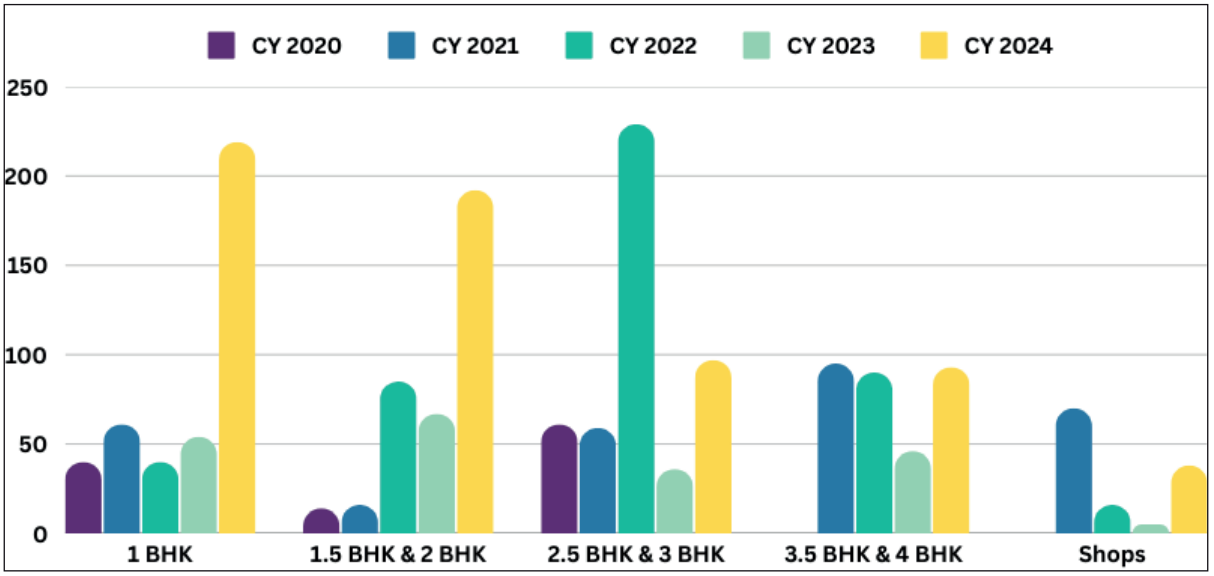
strong developer presence in premium mid-sized formats that align with Bandra's established luxury character while remaining somewhat more accessible than larger configurations.

120-150 sqm: Supply has increased slightly by 15.1% to 71 units, showing modest growth in luxury segments. This sustained expansion maintains meaningful developer interest in premium luxury formats that cater to Bandra's affluent demographic seeking spacious residences in Mumbai's most vibrant and prestigious western suburb.

150-200 sqm: With 37 units in 2024, supply has decreased moderately by 15.3% from the previous average, showing slight contraction in ultra-luxury segments. This modest reduction suggests calibrated developer approach to ultra-premium formats, maintaining selective presence while potentially acknowledging price sensitivity barriers even in this established luxury micro-market.

The extraordinary expansion across almost all segments with particular emphasis on small and mid-sized formats creates unprecedented opportunities for diverse buyer profiles, suggesting developers are strategically broadening Bandra West's appeal beyond ultra-luxury to capture wider market share in Mumbai's most aspirational western suburb.

Analysis of New Supply by Configuration



400050	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	205	334	619	413	851
1 BHK	40	61	40	54	219
1.5 BHK & 2 BHK	14	16	85	67	192
2.5 BHK & 3 BHK	61	59	229	36	97
3.5 BHK & 4 BHK	0	95	90	46	93
Shops	0	70	16	5	38

1 BHK: Supply has increased extraordinarily by 323.9% to 219 units in 2024 compared to the previous 3-year average of 51.67 units, showing unprecedented growth in starter homes. This dramatic expansion indicates strategic developer pivot toward compact configurations that enhance accessibility in Bandra's premium market, attracting young professionals and investors seeking entry points into Mumbai's most fashionable neighbourhood.

1.5 BHK & 2 BHK: With 192 units in 2024, supply has increased massively by 242.9% from the previous average, showing extraordinary growth in mid-sized configurations. This exceptional expansion demonstrates strong developer confidence in versatile formats that balance space efficiency with relative affordability, broadening Bandra's appeal beyond ultra-premium to upper-middle income segments.

2.5 BHK & 3 BHK: Supply has decreased slightly by 10.2% to 97 units, showing modest contraction in family-sized apartments. This minor reduction maintains substantial developer presence in premium family formats while potentially rebalancing inventory mix toward more accessible configurations in this highly coveted western suburb with exceptional lifestyle amenities.

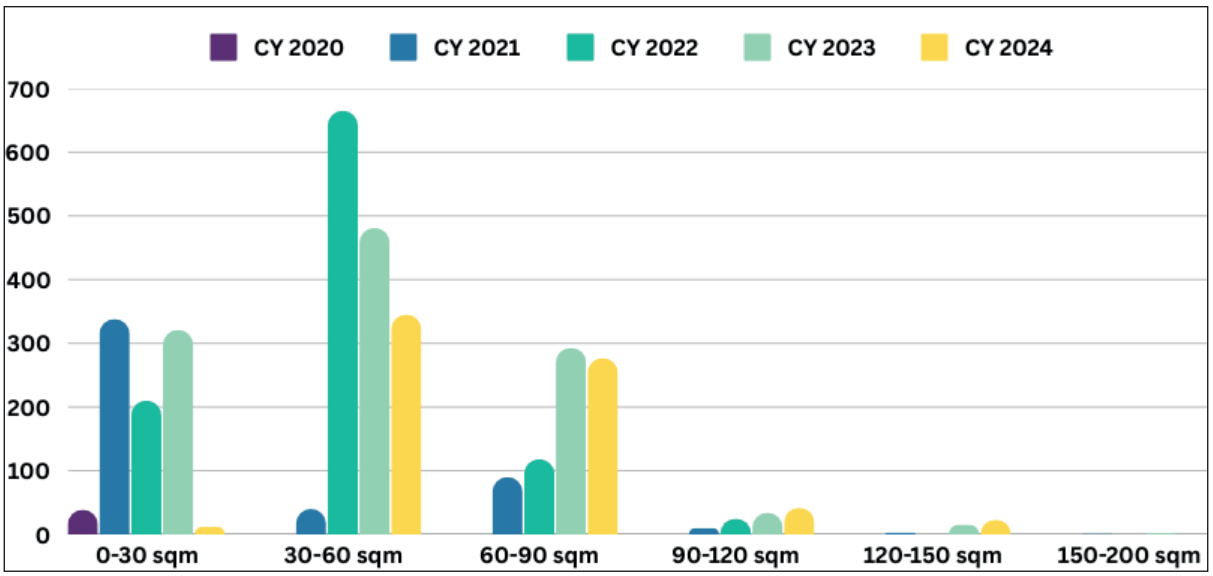
3.5 BHK & 4 BHK: With 93 units in 2024, supply has increased moderately by 20.8% from the previous average, showing meaningful growth in luxury configurations. This notable expansion sustains robust developer confidence in premium formats that cater to Bandra's traditional affluent demographic seeking spacious luxury residences in Mumbai's most fashionable and vibrant neighbourhood.

Shops: Supply has increased modestly by 25.3% to 38 units, showing moderate growth in commercial integration. This meaningful expansion reflects strategic retail inclusion that leverages Bandra's exceptional commercial character and trendsetting reputation, enhancing mixed-use development appeal in this vibrant western suburb known for its premium shopping and dining scene.

The market is experiencing transformative expansion with unprecedented emphasis on accessibility through smaller configurations, creating diverse opportunities across all segments while potentially moderating price escalation through increased supply in Mumbai's most aspirational western suburban micro-market.

400051 (Bandra East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	39	338	210	321	12
30-60 sqm	0	40	665	481	345
60-90 sqm	0	90	118	293	277
90-120 sqm	0	10	25	34	42
120-150 sqm	0	3	0	15	23
150-200 sqm	0	1	0	2	0

0-30 sqm: Supply has collapsed by 95.9% to just 12 units in 2024 compared to the previous 3-year average of 289.67 units, showing extraordinary contraction in micro-housing. This dramatic reduction suggests fundamental developer reassessment of extremely compact formats in Bandra East, potentially responding to evolving buyer preferences for more spacious configurations in this rapidly transforming micro-market adjacent to the BKC business district.

30-60 sqm: With 345 units in 2024, supply has decreased moderately by 12.7% from the previous average, showing slight contraction in compact apartments. This modest reduction maintains robust developer presence in efficiently designed affordable housing that leverages Bandra East's strategic location and connectivity advantages while balancing space efficiency with relative affordability.

60-90 sqm: Supply has increased substantially by 65.9% to 277 units, showing significant growth in mid-sized apartments. This notable expansion demonstrates strengthening developer confidence in mid-market potential as Bandra East evolves beyond its traditional affordable positioning, attracting professionals seeking proximity to BKC with more comfortable living spaces.

90-120 sqm: With 42 units in 2024, supply has increased dramatically by 82.6% from the previous average, showing substantial growth in premium apartments. This remarkable expansion indicates

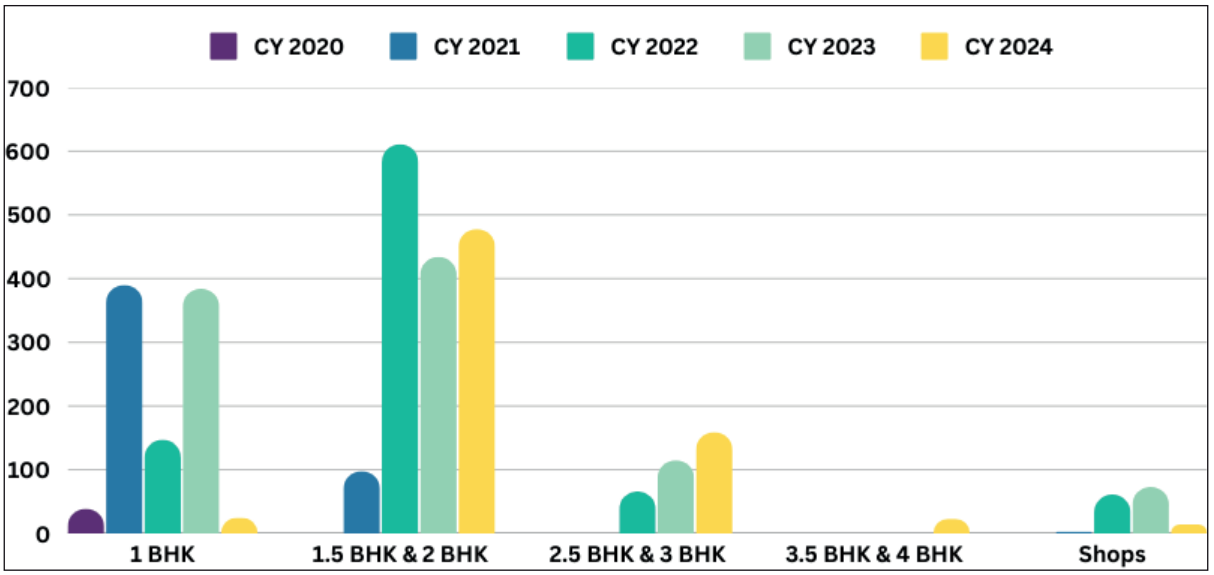
emerging developer belief in Bandra East's upmarket potential, delivering spacious configurations that leverage proximity to premium western suburbs while offering relative value advantages.

120-150 sqm: Supply has increased extraordinarily by 283.3% to 23 units, showing unprecedented growth in luxury segments. This exceptional expansion represents strategic developer positioning toward premium formats previously uncommon in Bandra East, targeting affluent professionals seeking spacious luxury options with BKC proximity at value compared to neighbouring western suburbs.

150-200 sqm: Complete disappearance of supply represents 100% withdrawal from the minimal previous presence in ultra-luxury segments. This market exit suggests cautious developer approach to ultra-premium formats in Bandra East, recognizing potential market acceptance limitations for extremely large configurations despite the area's improving profile.

The market is experiencing transformative upward recalibration away from extremely compact formats toward mid-sized and premium segments, creating diverse opportunities in family-sized configurations while significantly reducing micro-housing options in this strategically located eastern micro-market.

Analysis of New Supply by Configuration



400051	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	39	546	1018	1146	699
1 BHK	39	390	147	384	25
1.5 BHK & 2 BHK	0	98	611	434	478
2.5 BHK & 3 BHK	0	0	66	115	159
3.5 BHK & 4 BHK	0	0	0	0	23
Shops	0	3	61	73	14

1 BHK: Supply has collapsed by 91.9% to just 25 units in 2024 compared to the previous 3-year average of 307 units, showing extraordinary contraction in starter homes. This dramatic reduction suggests fundamental developer reassessment of extremely compact configurations in Bandra East, potentially responding to evolving buyer preferences for more spacious formats in this rapidly transforming micro-market with exceptional BKC proximity.

1.5 BHK & 2 BHK: With 478 units in 2024, supply has increased significantly by 25.5% from the previous substantial average, showing meaningful growth in mid-sized configurations. This notable expansion reinforces developer confidence in versatile formats that balance efficient design with functional space, attracting young professionals and small families leveraging Bandra East's strategic connectivity advantages.

2.5 BHK & 3 BHK: Supply has increased extraordinarily by 163.5% to 159 units, showing dramatic growth in family-sized apartments. This remarkable expansion demonstrates transformative developer confidence in Bandra East's premium family housing potential, targeting established professionals seeking spacious configurations that leverage BKC and western suburbs proximity while offering relative value advantages.

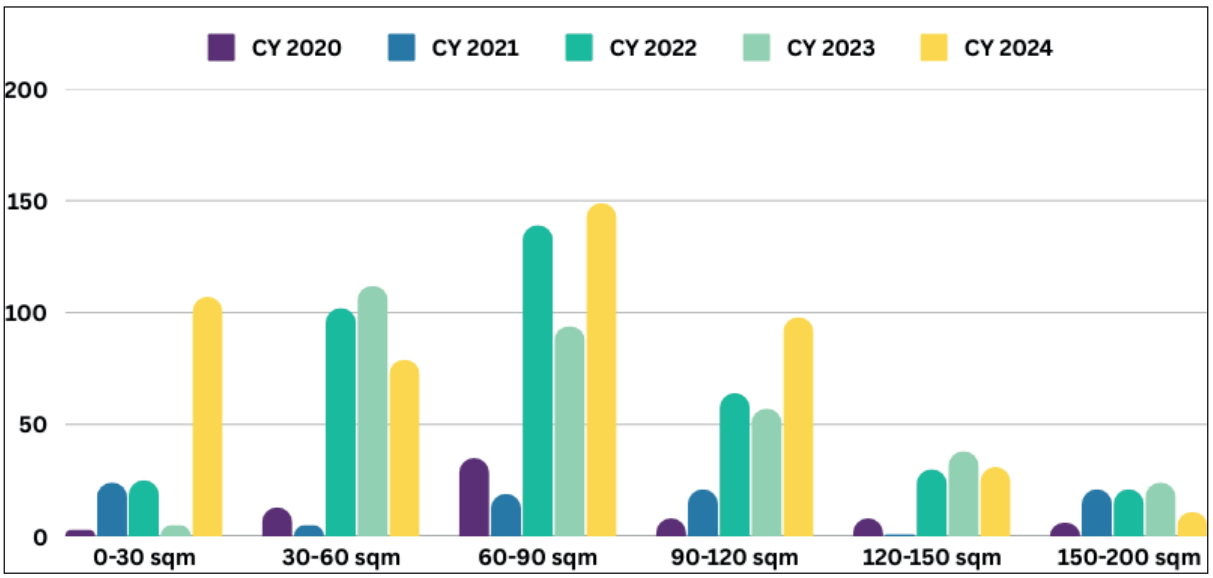
3.5 BHK & 4 BHK: With 23 units in 2024, supply has increased extraordinarily from zero to significant presence, showing unprecedented introduction of luxury configurations. This exceptional market entry represents bold developer positioning toward premium formats previously non-existent in Bandra East, targeting affluent professionals seeking luxury options with optimal BKC access at value compared to neighbouring western suburbs.

Shops: Supply has decreased substantially by 69.3% to 14 units, showing significant contraction in commercial integration. This notable reduction suggests calibrated commercial component reduction, potentially focusing retail elements in strategic locations while maintaining predominantly residential character in most development projects across this evolving micro-market.

The market is experiencing transformative reorientation toward spacious family-friendly configurations with unprecedented premium segment expansion, creating diverse opportunities across mid and premium segments while significantly reducing compact entry-level options in this strategically positioned eastern micro-market with exceptional BKC proximity advantages.

400052 (Khar West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	3	24	25	5	107
30-60 sqm	13	5	102	112	79
60-90 sqm	35	19	139	94	149
90-120 sqm	8	21	64	57	98
120-150 sqm	8	1	30	38	31
150-200 sqm	6	21	21	24	11

0-30 sqm: Supply has increased extraordinarily by 494.4% to 107 units in 2024 compared to the previous 3-year average of 18 units, showing unprecedented growth in micro-housing. This remarkable expansion indicates strategic developer pivot toward compact efficient formats in Khar West, targeting young professionals and investors seeking entry into this prestigious western suburb at more accessible price points.

30-60 sqm: With 79 units in 2024, supply has increased modestly by 8.2% from the previous average, showing slight growth in compact apartments. This steady expansion maintains consistent developer presence in efficiently designed housing that balances affordability with Khar West's premium positioning while serving entry-level demand in this established upmarket neighbourhood.

60-90 sqm: Supply has increased substantially by 77.4% to 149 units, showing significant growth in mid-sized apartments. This notable expansion demonstrates strengthening developer confidence in mid-market potential in Khar West, offering optimal balance between spaciousness and relative accessibility in this coveted western suburb with excellent lifestyle amenities.

90-120 sqm: With 98 units in 2024, supply has increased dramatically by 107.1% from the previous average, showing extraordinary growth in premium apartments. This remarkable expansion indicates robust developer belief in Khar West's luxury potential, delivering spacious configurations that align

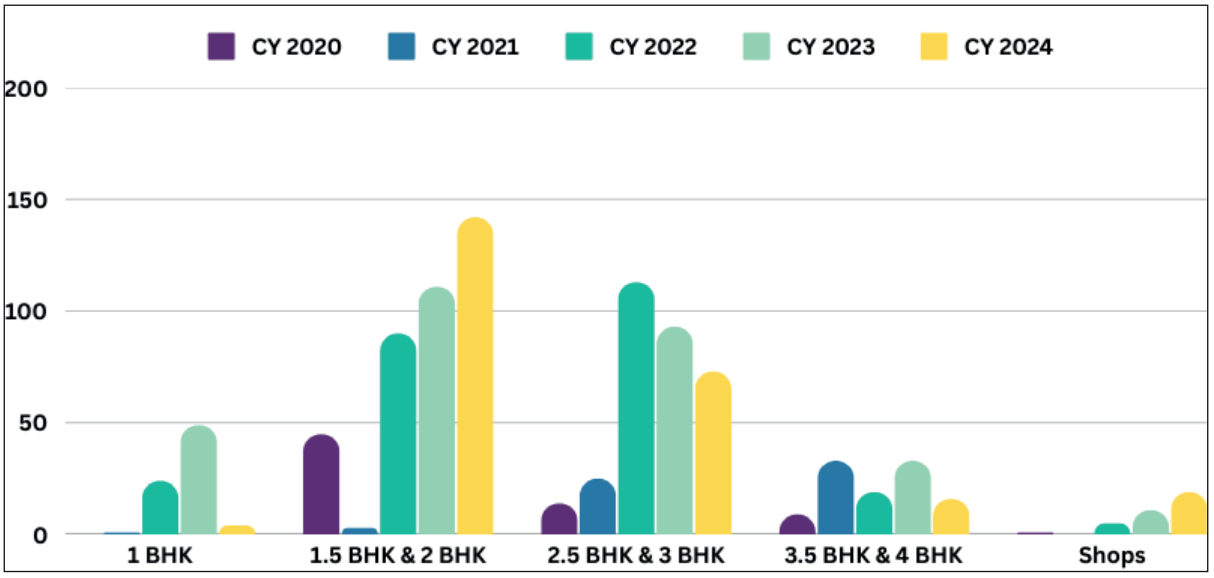
perfectly with the area's established upmarket residential character and proximity to elite social infrastructure.

120-150 sqm: Supply has increased moderately by 34.8% to 31 units, showing meaningful growth in luxury segments. This notable expansion maintains significant developer presence in premium formats that cater to Khar's affluent demographic seeking spacious residences in this prestigious western suburb with exceptional connectivity advantages.

150-200 sqm: With 11 units in 2024, supply has decreased substantially by 50% from the previous average, showing significant contraction in ultra-luxury segments. This notable reduction suggests calibrated developer approach to extremely large configurations, potentially acknowledging price sensitivity barriers even in this established premium micro-market.

The market is experiencing transformative expansion with unprecedented emphasis on smaller and mid-sized formats, creating diverse opportunities for varied buyer profiles while potentially moderating price escalation through increased supply in this coveted western suburban micro-market.

Analysis of New Supply by Configuration



400052	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	75	106	388	344	487
1 BHK	0	1	24	49	4
1.5 BHK & 2 BHK	45	3	90	111	142
2.5 BHK & 3 BHK	14	25	113	93	73
3.5 BHK & 4 BHK	9	33	19	33	16
Shops	1	0	5	11	19

1 BHK: Supply has collapsed by 83.8% to just 4 units in 2024 compared to the previous 3-year average of 24.67 units, showing dramatic contraction in starter homes. This extraordinary reduction indicates

strategic developer pivot away from extremely compact configurations in Khar West, suggesting limited alignment with the area's predominantly premium family-oriented character despite the substantial growth in entry-level sized apartments.

1.5 BHK & 2 BHK: With 142 units in 2024, supply has increased dramatically by 108.8% from the previous average, showing extraordinary growth in mid-sized configurations. This remarkable expansion demonstrates strong developer confidence in versatile formats that balance efficiency with comfort, attracting young professionals and small families seeking entry into this prestigious western suburb with excellent lifestyle amenities.

2.5 BHK & 3 BHK: Supply has decreased slightly by 5.2% to 73 units, showing marginal contraction in family-sized apartments. This minor reduction maintains substantial developer presence in premium family formats that traditionally define Khar West's residential character and appeal to established families attracted to the area's prestigious address and exceptional neighbourhood credentials.

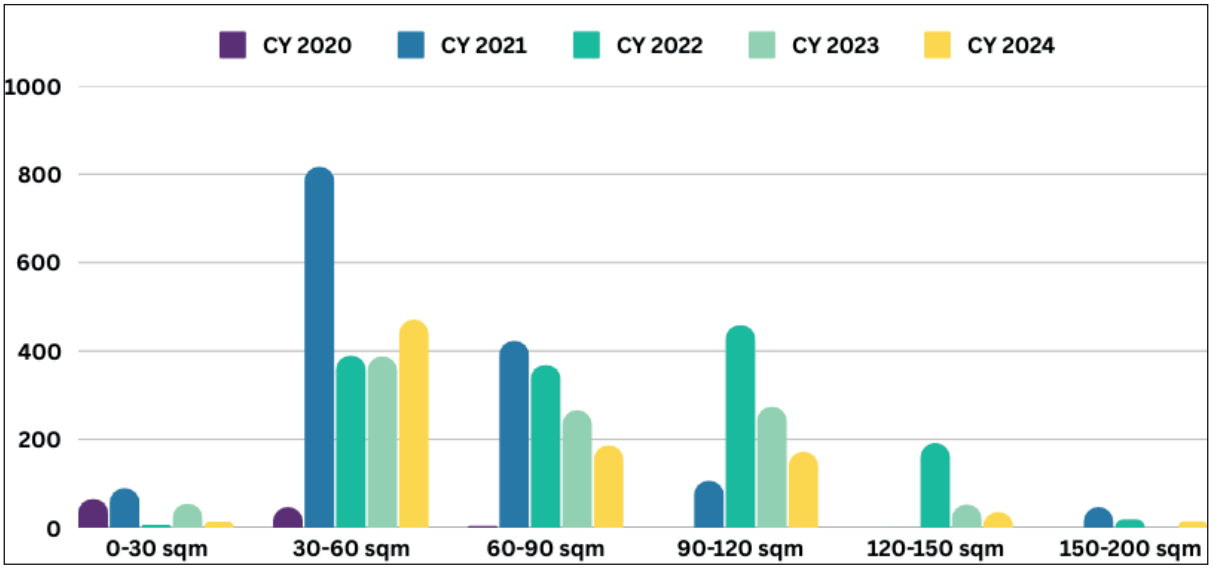
3.5 BHK & 4 BHK: With 16 units in 2024, supply has decreased significantly by 43.5% from the previous average, showing substantial contraction in luxury configurations. This notable reduction suggests calibrated developer approach to ultra-premium formats, potentially acknowledging price sensitivity barriers even in this established luxury micro-market with its proximity to elite Bandra neighbourhoods.

Shops: Supply has increased dramatically by 256.5% to 19 units, showing extraordinary growth in commercial integration. This remarkable expansion strategically leverages Khar's established premium retail character, enhancing mixed-use development appeal in this vibrant western suburb known for its upscale shopping and dining scene.

The market is experiencing transformative reorientation toward mid-sized configurations with substantial commercial integration, creating balanced opportunities across most segments while indicating developer confidence in Khar West's sustainable premium positioning in Mumbai's competitive western suburban landscape.

400053 (Azad Nagar/Andheri West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	66	90	7	55	14
30-60 sqm	47	817	390	388	471
60-90 sqm	5	423	369	266	187
90-120 sqm	0	107	459	274	172
120-150 sqm	0	1	192	53	36
150-200 sqm	0	47	19	1	15

0-30 sqm: Supply has decreased dramatically by 72.4% to just 14 units in 2024 compared to the previous 3-year average of 50.67 units, showing significant contraction in micro-housing. This substantial reduction suggests developer recalibration away from extremely compact formats in Andheri, potentially responding to evolving buyer preferences for slightly larger configurations in this established western suburb with excellent metro connectivity.

30-60 sqm: With 471 units in 2024, supply has decreased marginally by 11.4% from the previous average, showing modest contraction in compact apartments. This slight reduction maintains robust developer presence in efficiently designed affordable housing that leverages Andheri's exceptional connectivity advantages while balancing space efficiency with relative affordability.

60-90 sqm: Supply has decreased significantly by 47% to 187 units, showing substantial contraction in mid-sized apartments. This notable reduction suggests strategic supply moderation following exceptional previous activity, potentially allowing absorption of existing inventory while maintaining meaningful presence in this key mid-market segment that aligns with Andheri's mixed demographic.

90-120 sqm: With 172 units in 2024, supply has decreased significantly by 38.6% from the previous average, showing considerable contraction in premium segments. This substantial reduction maintains

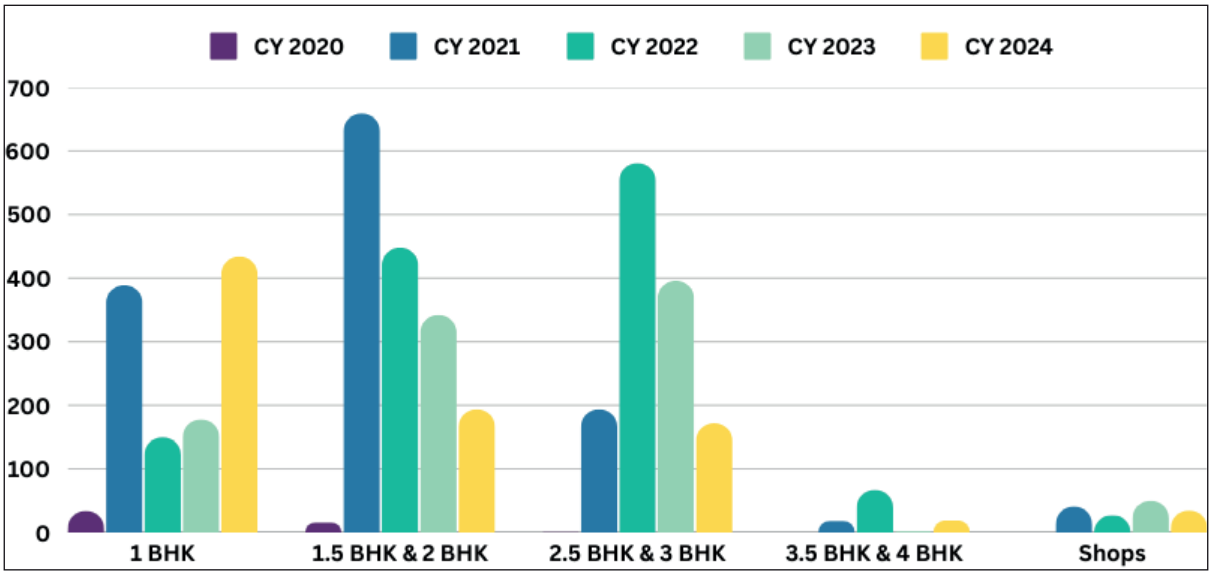
meaningful developer presence in premium mid-sized formats while potentially responding to price sensitivity barriers in this predominantly mid-market western suburb.

120-150 sqm: Supply has decreased dramatically by 56.1% to 36 units, showing significant contraction in luxury segments. This notable reduction suggests calibrated developer approach to premium formats, maintaining selective presence while acknowledging Andheri's core strength in mid-market rather than ultra-premium segments.

150-200 sqm: With 15 units in 2024, supply has decreased moderately by 32.8% from the previous average, showing meaningful contraction in ultra-luxury segments. This modest reduction maintains minimal developer presence in extremely large configurations, reflecting limited but consistent demand from affluent buyers seeking premium living spaces in this well-connected western suburb.

The market is experiencing comprehensive moderation across most segments with strategic repositioning toward compact affordable formats, suggesting homebuyers may find improved negotiation leverage while developers recalibrate optimal product mix in this established western suburban micro-market.

Analysis of New Supply by Configuration



400053	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	118	1493	1446	1042	897
1 BHK	34	389	150	178	434
1.5 BHK & 2 BHK	16	659	448	342	194
2.5 BHK & 3 BHK	1	194	581	396	172
3.5 BHK & 4 BHK	0	18	67	2	19
Shops	0	41	27	50	35

1 BHK: Supply has increased extraordinarily by 81.6% to 434 units in 2024 compared to the previous 3-year average of 239 units, showing remarkable growth in starter homes. This dramatic expansion indicates strategic developer pivot toward compact configurations that enhance accessibility in Andheri's competitive market, attracting young professionals and investors leveraging the area's exceptional connectivity advantages.

1.5 BHK & 2 BHK: With 194 units in 2024, supply has decreased dramatically by 59.8% from the previous substantial average, showing significant contraction in mid-sized configurations. This notable reduction suggests strategic supply moderation following exceptional previous activity, potentially allowing absorption of existing inventory while maintaining meaningful presence in this versatile segment that typically appeals to small families.

2.5 BHK & 3 BHK: Supply has decreased significantly by 55.9% to 172 units, showing substantial contraction in family-sized apartments. This considerable reduction maintains meaningful developer presence in premium family formats while potentially acknowledging emerging price sensitivity in larger configurations in this predominantly mid-market western suburb.

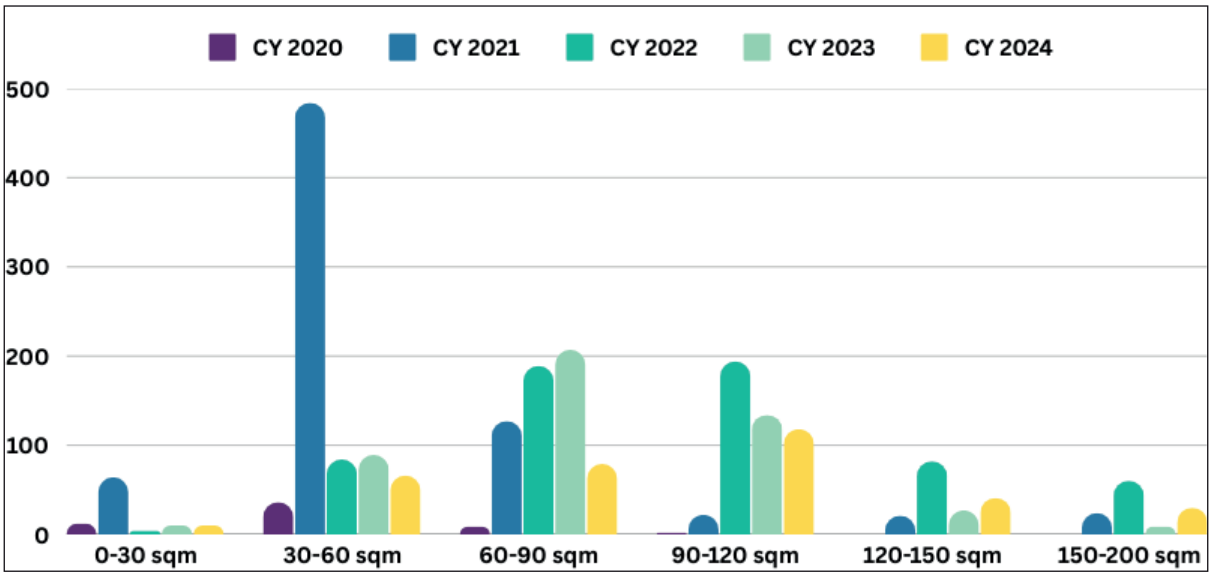
3.5 BHK & 4 BHK: With 19 units in 2024, supply has decreased moderately by 34.5% from the previous average, showing notable contraction in luxury configurations. This modest reduction maintains minimal developer presence in ultra-premium formats, reflecting limited but consistent demand from affluent buyers seeking luxury living spaces in this well-connected western suburb.

Shops: Supply has decreased slightly by 11% to 35 units, showing modest contraction in commercial integration. This minor reduction maintains substantial commercial component inclusion that leverages Andheri's exceptional commercial character, enhancing mixed-use development appeal in this vibrant western suburb with established retail and entertainment credentials.

The market is experiencing strategic reorientation toward entry-level configurations with comprehensive moderation across family segments, creating exceptional opportunities in compact formats while suggesting developers are adapting to evolving buyer preferences in this established western suburban micro-market with excellent connectivity advantages.

400054 (Santacruz West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	12	64	4	10	10
30-60 sqm	36	484	84	89	66
60-90 sqm	9	127	189	207	79
90-120 sqm	2	22	194	134	118
120-150 sqm	0	21	82	27	41
150-200 sqm	0	24	60	9	30

0-30 sqm: Supply has decreased dramatically by 61.5% to just 10 units in 2024 compared to the previous 3-year average of 26 units, showing significant contraction in micro-housing. This substantial reduction suggests developer reassessment of extremely compact formats in Santacruz West, potentially responding to the area's premium positioning where buyers typically seek more spacious configurations.

30-60 sqm: With 66 units in 2024, supply has collapsed by 69.9% from the previous average, showing extraordinary contraction in compact apartments. This remarkable reduction indicates fundamental market recalibration following exceptional previous activity, potentially reflecting Santacruz West's strengthening premium identity where compact affordable formats have limited alignment with buyer preferences.

60-90 sqm: Supply has decreased significantly by 54.7% to 79 units, showing substantial contraction in mid-sized apartments. This notable reduction suggests strategic supply moderation following exceptional previous activity, potentially allowing absorption of existing inventory while maintaining meaningful presence in this key mid-market segment.

90-120 sqm: With 118 units in 2024, supply has remained essentially stable with a negligible 1.1% increase from the previous average, showing sustained consistency in premium mid-sized formats.

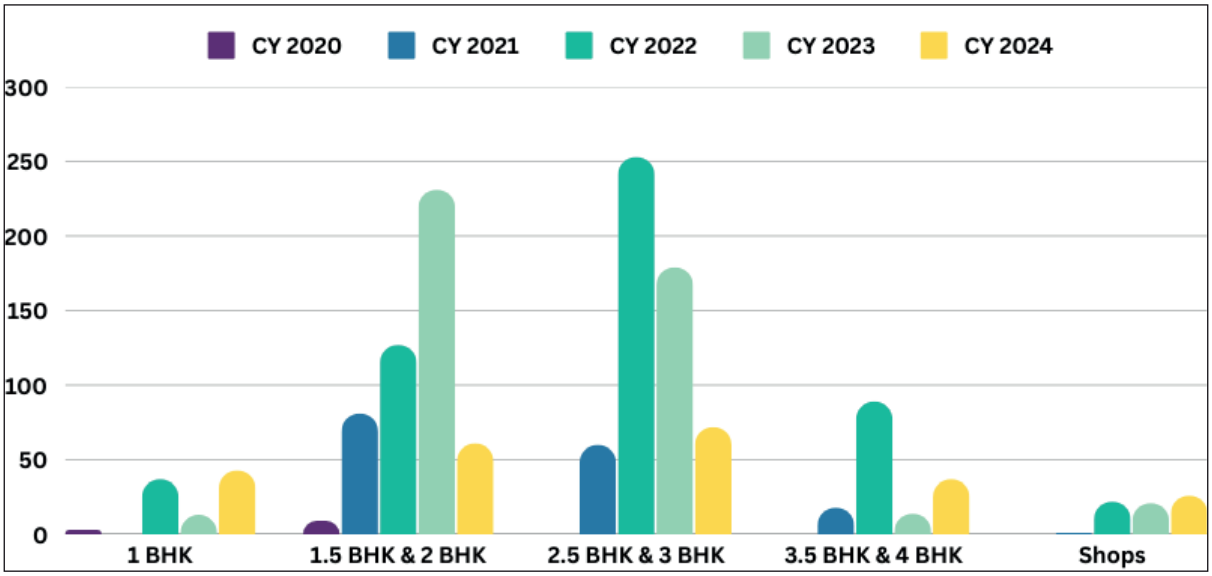
This remarkable stability amid broader contraction demonstrates robust developer confidence in premium mid-sized formats that perfectly align with Santacruz West's established upmarket residential character.

120-150 sqm: Supply has decreased marginally by 5.4% to 41 units, showing minimal contraction in luxury segments. This slight reduction maintains strong developer presence in premium formats that cater to affluent buyers seeking spacious residences in this prestigious western suburb with exceptional connectivity and lifestyle amenities.

150-200 sqm: With 30 units in 2024, supply has decreased negligibly by 3.2% from the previous average, showing remarkable stability in ultra-luxury segments. This consistency demonstrates sustained developer confidence in ultra-premium formats that align perfectly with Santacruz West's premium market positioning and appeal to affluent buyers seeking expansive living spaces.

The market is experiencing significant contraction in small and mid-sized formats while maintaining remarkable stability in premium segments, suggesting homebuyers should anticipate greater exclusivity and premium positioning while developers increasingly focus on luxury formats in this prestigious western suburban micro-market.

Analysis of New Supply by Configuration



400054	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	59	763	639	500	355
1 BHK	3	0	37	13	43
1.5 BHK & 2 BHK	9	81	127	231	61
2.5 BHK & 3 BHK	0	60	253	179	72
3.5 BHK & 4 BHK	0	18	89	14	37
Shops	0	1	22	21	26

1 BHK: Supply has increased extraordinarily by 158% to 43 units in 2024 compared to the previous 3-year average of 16.67 units, showing remarkable growth in starter homes. This dramatic expansion demonstrates strategic developer recognition of untapped demand for compact efficiently designed configurations in Santacruz West, targeting young professionals and investors seeking entry into this prestigious western suburb.

1.5 BHK & 2 BHK: With 61 units in 2024, supply has decreased significantly by 58.3% from the previous substantial average, showing considerable contraction in mid-sized configurations. This notable reduction suggests strategic supply moderation following exceptional previous activity, potentially allowing absorption of existing inventory while maintaining meaningful presence in this versatile segment.

2.5 BHK & 3 BHK: Supply has decreased significantly by 56.1% to 72 units, showing substantial contraction in family-sized apartments. This considerable reduction maintains meaningful developer presence in premium family formats while potentially acknowledging market saturation following extraordinary previous supply in this established premium western suburb.

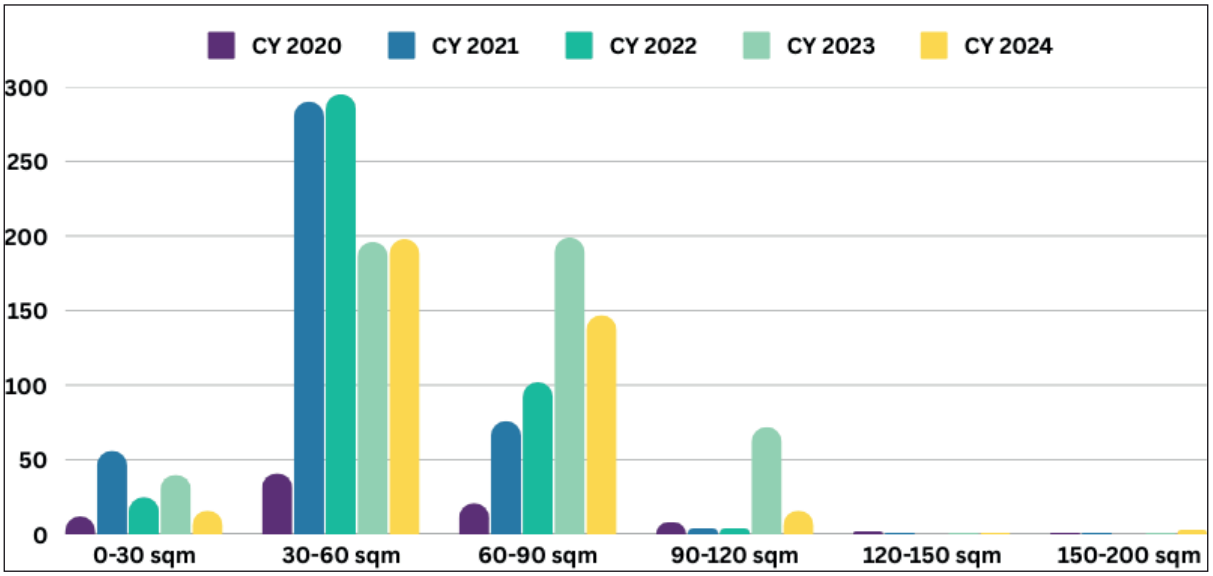
3.5 BHK & 4 BHK: With 37 units in 2024, supply has decreased slightly by 8.3% from the previous average, showing minimal contraction in luxury configurations. This marginal reduction maintains robust developer confidence in premium formats that cater to affluent buyers seeking luxury residences in this prestigious western suburb with exceptional connectivity and lifestyle amenities.

Shops: Supply has increased substantially by 77.2% to 26 units, showing significant growth in commercial integration. This notable expansion strategically leverages Santacruz West's vibrant retail character, enhancing mixed-use development appeal in this premium western suburb with established commercial credentials and exceptional connectivity advantages.

The market is experiencing strategic reorientation toward entry-level and premium luxury segments with enhanced commercial integration, creating diverse opportunities at market extremes while suggesting developers are adapting to evolving buyer preferences in this prestigious western suburban micro-market.

400055 (Santacruz East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	12	56	25	40	16
30-60 sqm	41	290	295	196	198
60-90 sqm	21	76	102	199	147
90-120 sqm	8	4	4	72	16
120-150 sqm	2	1	0	1	1
150-200 sqm	1	1	0	1	3

0-30 sqm: Supply has decreased dramatically by 60.3% to just 16 units in 2024 compared to the previous 3-year average of 40.33 units, showing significant contraction in micro-housing. This substantial reduction suggests developer reassessment of extremely compact formats in Santacruz East, potentially responding to evolving buyer preferences for slightly larger configurations in this well-connected eastern suburb.

30-60 sqm: With 198 units in 2024, supply has decreased by 23.9% from the previous average, showing moderate contraction in compact apartments. This meaningful reduction maintains robust developer presence in efficiently designed affordable housing that leverages Santacruz East's strategic location and connectivity advantages while balancing space efficiency with relative affordability.

60-90 sqm: Supply has increased by 17% to 147 units, showing modest growth in mid-sized apartments. This notable expansion demonstrates strengthening developer confidence in mid-market potential as Santacruz East evolves beyond its traditional affordable positioning, attracting professionals seeking comfortable living spaces with excellent connectivity.

90-120 sqm: With 16 units in 2024, supply has decreased by 40% from the previous average, showing significant contraction in premium mid-sized formats. This substantial reduction suggests selective

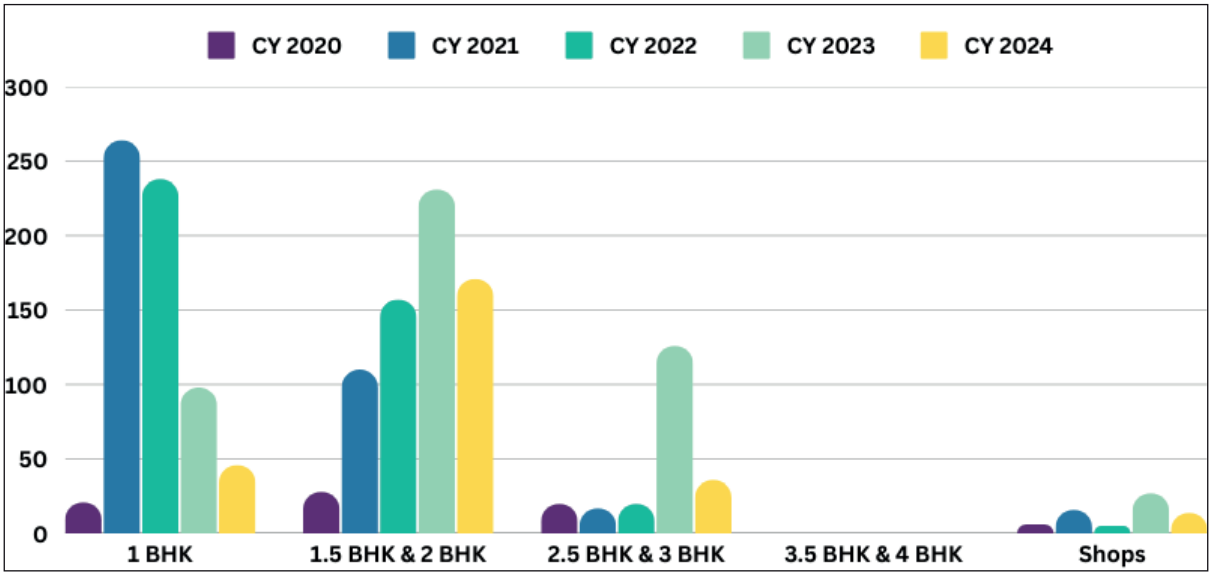
developer approach to larger formats, maintaining limited presence while acknowledging Santacruz East's core strength in compact and mid-sized segments.

120-150 sqm: Supply has increased marginally by 49.3% to just 1 unit, showing minimal expansion in luxury segments. This negligible presence indicates extremely limited developer interest in premium formats, reflecting minimal alignment with Santacruz East's predominantly affordable to mid-market positioning despite its improving infrastructure.

150-200 sqm: With 3 units in 2024, supply has increased substantially by 347.8% from the minimal previous average, showing notable growth in ultra-luxury segments. This minor but meaningful expansion represents tentative developer exploration of ultra-premium formats in select pockets, potentially targeting niche affluent buyers seeking value compared to neighbouring western suburbs.

The market is experiencing strategic repositioning toward mid-sized formats with significant contraction in extremely compact configurations, creating enhanced opportunities in comfortable yet efficient housing while suggesting developers are gradually elevating the product mix in this evolving eastern micro-market.

Analysis of New Supply by Configuration



400055	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	85	428	449	511	394
1 BHK	21	264	238	98	46
1.5 BHK & 2 BHK	28	110	157	231	171
2.5 BHK & 3 BHK	20	17	20	126	36
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	6	16	5	27	14

1 BHK: Supply has collapsed by 77% to just 46 units in 2024 compared to the previous 3-year average of 200 units, showing extraordinary contraction in starter homes. This dramatic reduction suggests fundamental developer reassessment of extremely compact configurations in Santacruz East, potentially responding to evolving buyer preferences for more spacious formats in this well-connected eastern suburb.

1.5 BHK & 2 BHK: With 171 units in 2024, supply has increased marginally by 3% from the previous average, showing remarkable stability in mid-sized configurations. This consistency demonstrates sustained developer confidence in versatile formats that balance efficiency with functionality, attracting young professionals and small families leveraging Santacruz East's strategic connectivity advantages.

2.5 BHK & 3 BHK: Supply has decreased by 33.7% to 36 units, showing significant contraction in family-sized apartments. This notable reduction suggests calibrated developer approach to premium family formats, maintaining selective presence while acknowledging price sensitivity barriers in this predominantly affordable to mid-market eastern suburb.

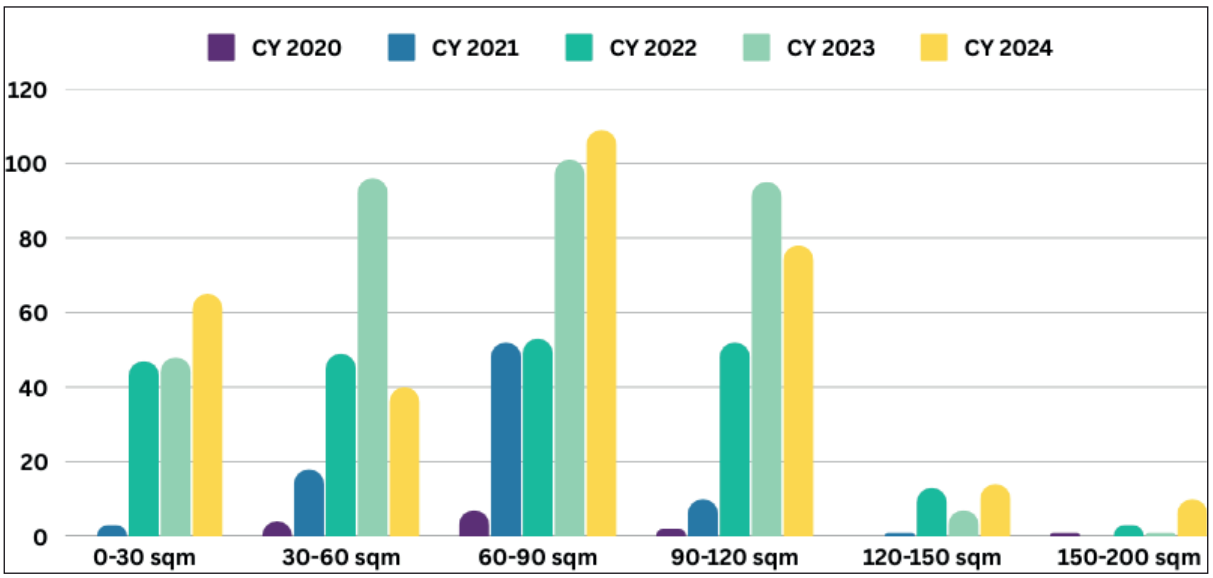
3.5 BHK & 4 BHK: Continued absence of supply maintains the historical pattern of zero development in luxury configurations. This persistent gap reinforces Santacruz East's established positioning as a predominantly affordable to mid-market destination where ultra-premium formats have limited alignment with buyer demographics despite proximity to premium western suburbs.

Shops: Supply has decreased slightly by 12.5% to 14 units, showing minimal contraction in commercial integration. This minor reduction maintains meaningful commercial component inclusion that enhances mixed-use development appeal in this evolving eastern suburb with excellent connectivity advantages.

The market is experiencing transformative reorientation away from extremely compact configurations toward more spacious mid-sized formats, suggesting homebuyers will find expanding opportunities in comfortable yet efficient configurations while developers increasingly focus on balanced mid-market offerings in this evolving eastern micro-market with exceptional connectivity advantages.

400056 (Vile Parle West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	3	47	48	65
30-60 sqm	4	18	49	96	40
60-90 sqm	7	52	53	101	109
90-120 sqm	2	10	52	95	78
120-150 sqm	0	1	13	7	14
150-200 sqm	1	0	3	1	10

0-30 sqm: Supply has increased dramatically by 99% to 65 units in 2024 compared to the previous 3-year average of 32.67 units, showing substantial growth in micro-housing. This remarkable expansion demonstrates strategic developer pivot toward compact efficient configurations that enhance accessibility in Vile Parle West, targeting young professionals and investors leveraging the area's exceptional airport proximity and transportation advantages.

30-60 sqm: With 40 units in 2024, supply has decreased significantly by 26.4% from the previous average, showing notable contraction in compact apartments. This reduction suggests recalibration toward extremely compact or larger formats in this well-established western suburb known for its prestigious educational institutions and premium residential character.

60-90 sqm: Supply has increased substantially by 58.7% to 109 units, showing significant growth in mid-sized apartments. This notable expansion demonstrates robust developer confidence in mid-market potential in Vile Parle West, offering optimal balance between spaciousness and relative accessibility in this coveted western suburb with excellent lifestyle amenities.

90-120 sqm: With 78 units in 2024, supply has increased significantly by 49% from the previous average, showing substantial growth in premium mid-sized formats. This remarkable expansion indicates

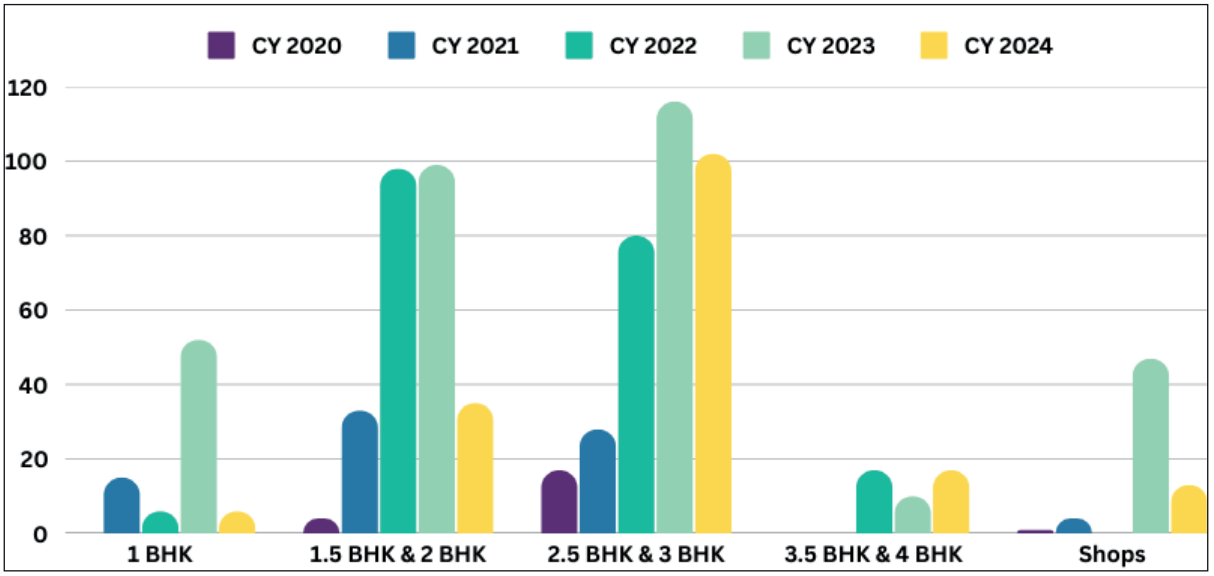
strong developer belief in Vile Parle West's luxury potential, delivering spacious configurations that align perfectly with the area's established upmarket residential character.

120-150 sqm: Supply has doubled to 14 units, showing extraordinary growth in luxury segments. This notable expansion represents strategic developer positioning toward premium formats in Vile Parle West, targeting affluent buyers seeking spacious residences in this prestigious western suburb with exceptional connectivity and elite educational institutions.

150-200 sqm: With 10 units in 2024, supply has increased dramatically by 650% from the minimal previous average, showing exceptional growth in ultra-luxury segments. This remarkable expansion indicates transformative developer confidence in ultra-premium formats that align with Vile Parle West's evolving super-premium market positioning.

The market is experiencing comprehensive expansion across most segments with strategic emphasis on both compact and premium formats, creating diverse opportunities across the spectrum while suggesting developers are elevating the overall product mix in this established western suburban micro-market with exceptional connectivity advantages.

Analysis of New Supply by Configuration



400056	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	23	84	236	352	334
1 BHK	0	15	6	52	6
1.5 BHK & 2 BHK	4	33	98	99	35
2.5 BHK & 3 BHK	17	28	80	116	102
3.5 BHK & 4 BHK	0	0	17	10	17
Shops	1	4	0	47	13

1 BHK: Supply has decreased dramatically by 75.3% to just 6 units in 2024 compared to the previous 3-year average of 24.33 units, showing extraordinary contraction in traditional starter homes. This substantial reduction suggests strategic developer reassessment of conventional 1 BHK formats in Vile Parle West, potentially responding to evolving buyer preferences for more efficiently designed compact layouts.

1.5 BHK & 2 BHK: With 35 units in 2024, supply has decreased significantly by 54.3% from the previous substantial average, showing considerable contraction in mid-sized configurations. This notable reduction suggests strategic supply moderation following exceptional previous activity, potentially allowing absorption of existing inventory while maintaining meaningful presence in this versatile segment.

2.5 BHK & 3 BHK: Supply has increased substantially by 36.6% to 102 units, showing significant growth in family-sized apartments. This remarkable expansion demonstrates strong developer confidence in premium family formats that traditionally define Vile Parle West's residential character, appealing to established families attracted by the area's prestigious educational institutions and excellent connectivity.

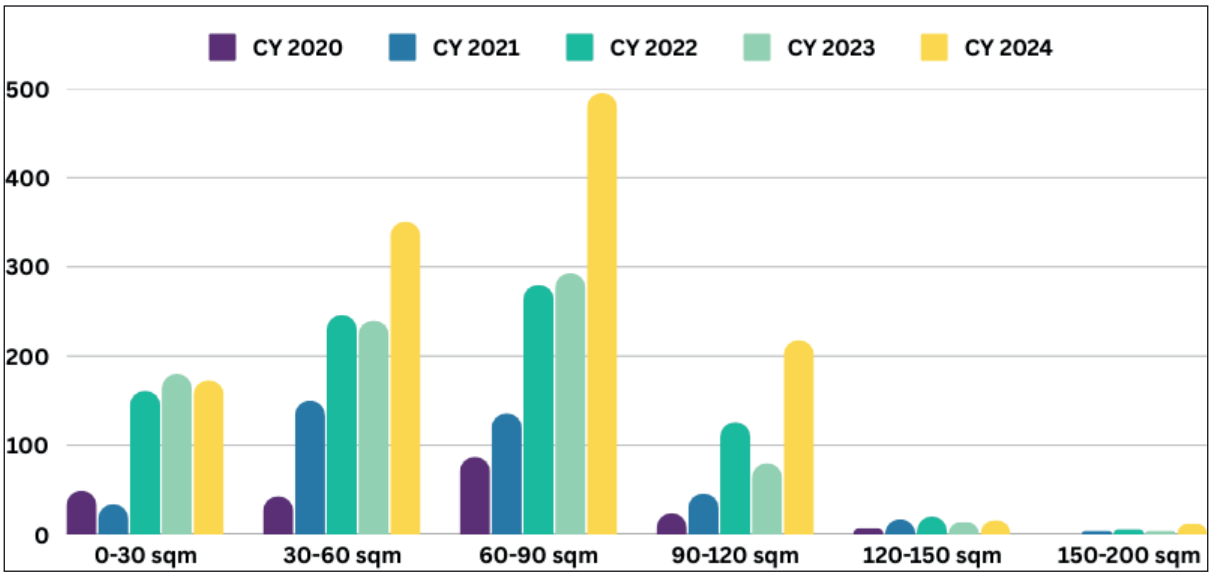
3.5 BHK & 4 BHK: With 17 units in 2024, supply has increased dramatically by 88.9% from the previous modest average, showing substantial growth in luxury configurations. This notable expansion strategically leverages Vile Parle West's evolving super-premium positioning, targeting affluent buyers seeking luxury residences in this prestigious western suburb with exceptional lifestyle advantages.

Shops: Supply has decreased moderately by 23.5% to 13 units, showing meaningful contraction in commercial integration. This modest reduction maintains significant commercial component inclusion that enhances mixed-use development appeal in this vibrant western suburb with established commercial credentials along its key arterial roads.

The market is experiencing strategic reorientation toward premium family and luxury formats, creating enhanced opportunities in these segments while suggesting developers are decisively elevating the product mix toward larger configurations that align perfectly with Vile Parle West's established premium residential character and exceptional lifestyle advantages.

400057 (Vile Parle East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	49	34	161	180	173
30-60 sqm	43	150	246	240	351
60-90 sqm	87	136	280	293	495
90-120 sqm	24	46	126	80	218
120-150 sqm	7	17	20	14	16
150-200 sqm	0	4	6	4	12

0-30 sqm: Supply has increased significantly by 38.4% to 173 units in 2024 compared to the previous 3-year average of 125 units, showing substantial growth in micro-housing. This noteworthy expansion indicates robust developer confidence in compact efficient formats that enhance accessibility in Vile Parle East, targeting young professionals and investors leveraging the area's exceptional airport proximity and transportation advantages.

30-60 sqm: With 351 units in 2024, supply has increased dramatically by 65.6% from the previous average, showing extraordinary growth in compact apartments. This remarkable expansion demonstrates transformative developer focus on efficiently designed affordable housing that leverages Vile Parle East's strategic location and connectivity advantages while balancing space efficiency with relative affordability.

60-90 sqm: Supply has more than doubled with a 109.5% increase to 495 units, showing exceptional growth in mid-sized apartments. This extraordinary expansion reveals unprecedented developer confidence in mid-market potential in Vile Parle East, offering optimal balance between spaciousness and relative accessibility in this eastern suburb with excellent connectivity advantages.

90-120 sqm: With 218 units in 2024, supply has increased extraordinarily by 159.5% from the previous average, showing exceptional growth in premium mid-sized formats. This remarkable expansion

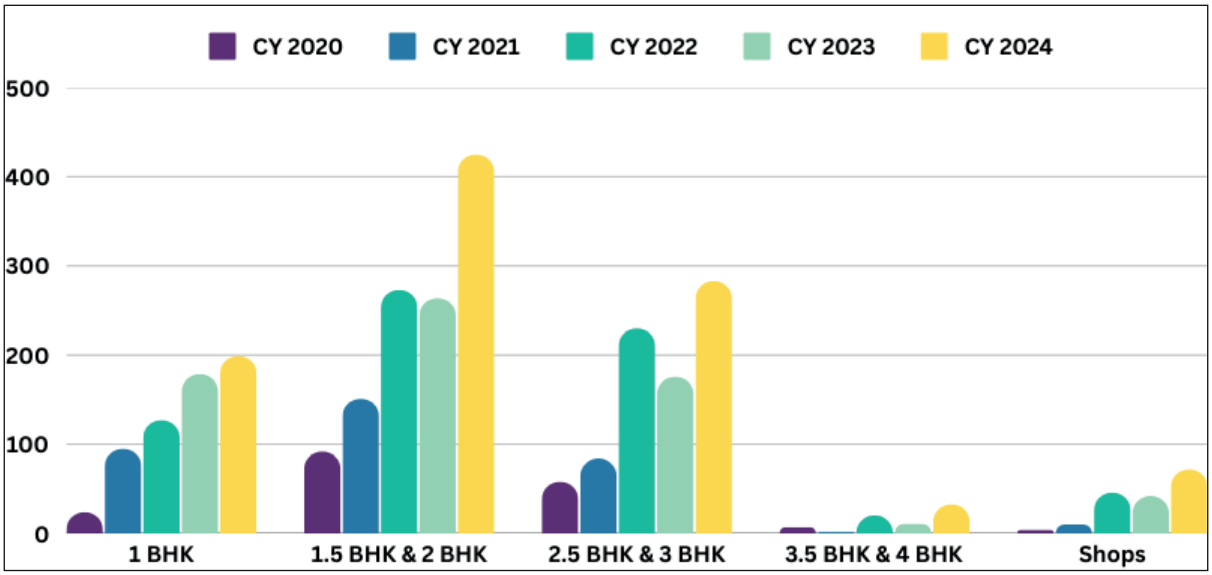
indicates transformative developer belief in Vile Parle East's evolving luxury potential, strategically delivering spacious configurations that appeal to affluent professionals seeking premium living spaces with exceptional convenience.

120-150 sqm: Supply has decreased marginally by 5.9% to 16 units, showing slight contraction in luxury segments. This minor reduction maintains meaningful developer presence in premium formats that cater to affluent buyers seeking spacious residences in this eastern suburb with substantial improvement in infrastructure and amenities.

150-200 sqm: With 12 units in 2024, supply has increased dramatically by 157% from the minimal previous average, showing exceptional growth in ultra-luxury segments. This notable expansion indicates emerging developer confidence in select ultra-premium formats in Vile Parle East, potentially targeting niche affluent buyers seeking substantial living spaces with exceptional convenience advantages.

The market is experiencing unprecedented comprehensive expansion across virtually all segments with extraordinary emphasis on both compact and mid-sized formats, creating diverse opportunities while suggesting developers anticipate sustained demand growth in this strategically positioned eastern micro-market with exceptional airport and business district proximity.

Analysis of New Supply by Configuration



400057	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	223	390	859	836	1270
1 BHK	24	95	127	179	199
1.5 BHK & 2 BHK	92	151	273	264	425
2.5 BHK & 3 BHK	58	84	230	176	283
3.5 BHK & 4 BHK	7	2	20	11	33
Shops	4	10	46	42	72

1 BHK: Supply has increased substantially by 48.9% to 199 units in 2024 compared to the previous 3-year average of 133.67 units, showing significant growth in starter homes. This remarkable expansion demonstrates strong developer confidence in compact configurations that enhance accessibility in Vile Parle East, attracting young professionals, students, and investors leveraging the area's prestigious educational institutions and exceptional connectivity advantages.

1.5 BHK & 2 BHK: With 425 units in 2024, supply has increased extraordinarily by 85.3% from the previous average, showing exceptional growth in mid-sized configurations. This remarkable expansion indicates transformative developer focus on versatile formats that balance efficiency with comfort, targeting young families and professionals seeking relatively accessible entry points in this strategically positioned eastern suburb.

2.5 BHK & 3 BHK: Supply has increased dramatically by 73.3% to 283 units, showing substantial growth in family-sized apartments. This significant expansion demonstrates robust developer confidence in premium family formats that appeal to established families attracted by the area's excellent educational institutions and improving lifestyle amenities.

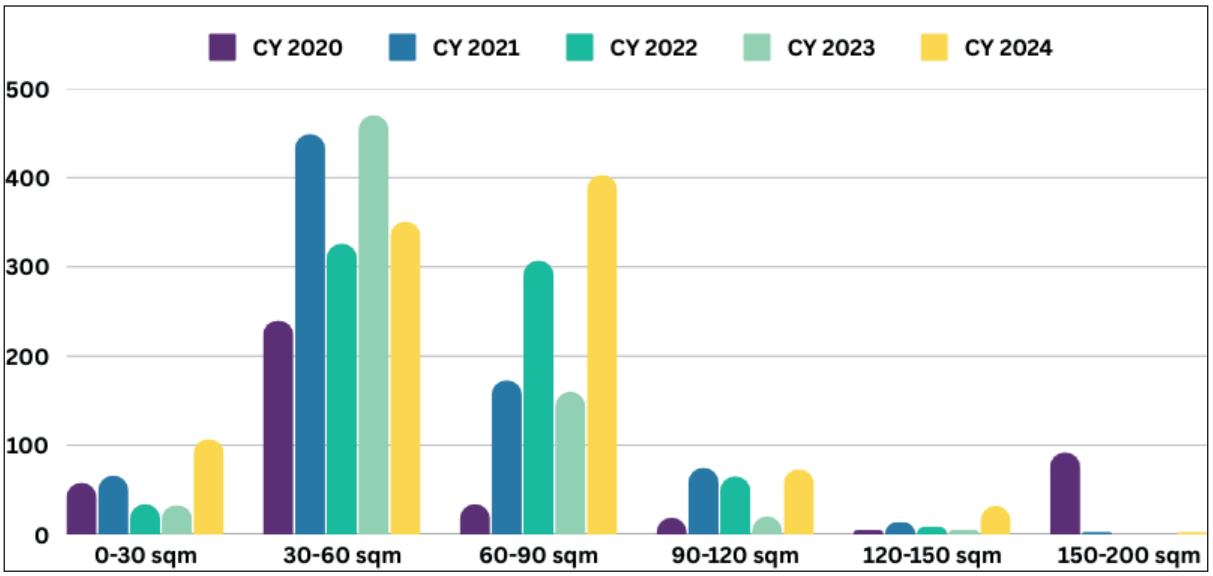
3.5 BHK & 4 BHK: With 33 units in 2024, supply has tripled from the previous modest average, showing extraordinary growth in luxury configurations. This remarkable expansion represents strategic developer positioning toward premium formats in select pockets of Vile Parle East, potentially targeting affluent buyers seeking spacious luxury residences with exceptional convenience advantages.

Shops: Supply has increased extraordinarily by 120.4% to 72 units, showing exceptional growth in commercial integration. This remarkable expansion strategically leverages Vile Parle East's growing commercial character, enhancing mixed-use development appeal in this evolving eastern suburb with established commercial corridors along its key arterial roads.

The market is experiencing unprecedented comprehensive expansion across all configuration segments with exceptional commercial integration, creating diverse opportunities across all buyer segments while suggesting developers anticipate sustained demand growth across the spectrum in this strategically positioned eastern micro-market.

400058 (Andheri West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	58	66	34	33	107
30-60 sqm	240	449	326	470	351
60-90 sqm	34	173	307	160	403
90-120 sqm	19	75	65	20	73
120-150 sqm	5	14	9	5	32
150-200 sqm	92	3	0	0	3

0-30 sqm: Supply has increased dramatically by 141.4% to 107 units in 2024 compared to the previous 3-year average of 44.33 units, showing extraordinary growth in micro-housing. This remarkable expansion indicates strategic developer pivot toward compact efficient configurations that enhance affordability in Andheri West, targeting young professionals and investors leveraging the area's exceptional entertainment hub status and metro connectivity.

30-60 sqm: With 351 units in 2024, supply has decreased by 15.4% from the previous average, showing moderate contraction in compact apartments. This meaningful reduction maintains substantial developer presence in efficiently designed affordable housing that balances space efficiency with relative affordability while potentially allowing absorption of existing inventory in this well-connected western suburb.

60-90 sqm: Supply has increased dramatically by 88.9% to 403 units, showing extraordinary growth in mid-sized apartments. This remarkable expansion demonstrates transformative developer confidence in mid-market potential in Andheri West, offering optimal balance between spaciousness and value in this vibrant western suburb with excellent lifestyle amenities and entertainment options.

90-120 sqm: With 73 units in 2024, supply has increased significantly by 36.9% from the previous average, showing substantial growth in premium mid-sized formats. This notable expansion indicates

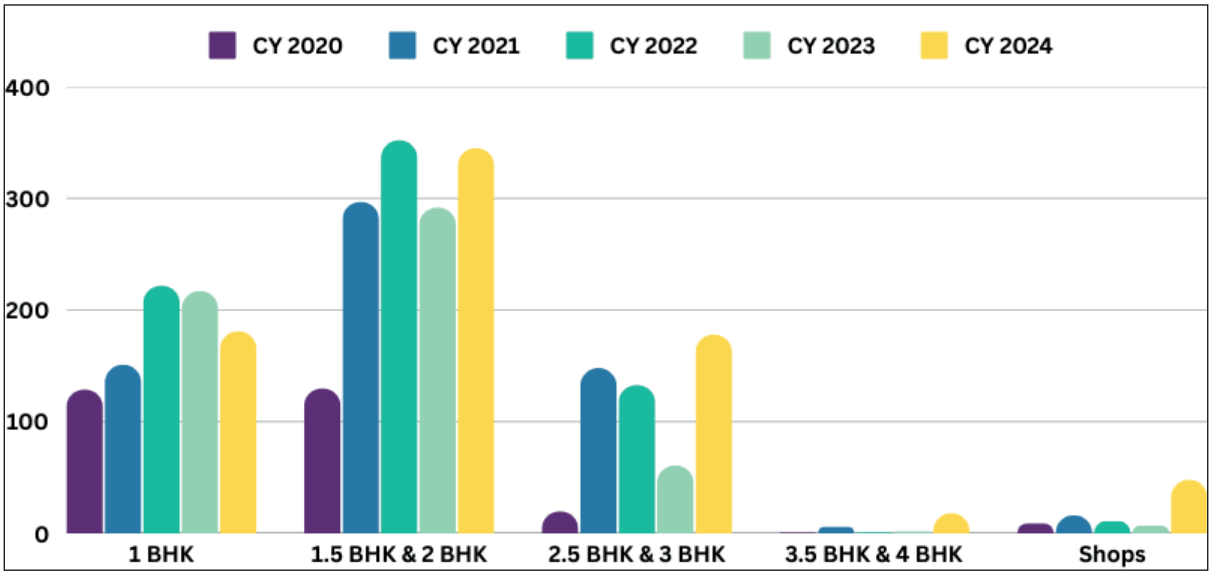
strengthening developer belief in Andheri West's evolving luxury potential, strategically delivering spacious configurations that appeal to affluent professionals seeking premium living spaces with exceptional connectivity.

120-150 sqm: Supply has increased extraordinarily by 243% to 32 units, showing exceptional growth in luxury segments. This remarkable expansion represents strategic developer positioning toward premium formats in select pockets of Andheri West, potentially targeting affluent buyers seeking spacious residences in this entertainment-focused western suburb with exceptional lifestyle advantages.

150-200 sqm: With just 3 units in 2024, supply has tripled from the minimal previous average, showing substantial growth in ultra-luxury segments despite remaining numerically small. This minor but meaningful expansion indicates nascent developer interest in select ultra-premium formats in prime pockets of Andheri West, targeting niche affluent buyers seeking expansive living spaces.

The market is experiencing comprehensive expansion across virtually all segments with extraordinary emphasis on both micro and mid-sized formats, creating diverse opportunities across the spectrum while suggesting developers anticipate sustained demand growth in this vibrant western micro-market with exceptional entertainment and connectivity advantages.

Analysis of New Supply by Configuration



Total Units	448	782	741	689	979
1 BHK	129	151	222	217	181
1.5 BHK & 2 BHK	130	297	352	292	345
2.5 BHK & 3 BHK	20	148	133	61	178
3.5 BHK & 4 BHK	1	6	1	2	18
Shops	9	16	11	7	48

1 BHK: Supply has decreased slightly by 8% to 181 units in 2024 compared to the previous 3-year average of 196.67 units, showing minor contraction in traditional starter homes. This modest reduction maintains robust developer presence in compact configurations that enhance accessibility in Andheri West, attracting young professionals and investors leveraging the area's exceptional entertainment hub status and metro connectivity.

1.5 BHK & 2 BHK: With 345 units in 2024, supply has increased moderately by 10% from the previous substantial average, showing meaningful growth in mid-sized configurations. This expansion indicates sustained developer confidence in versatile formats that balance efficiency with comfort, targeting young families and professionals seeking optimal space utilization in this well-connected western suburb.

2.5 BHK & 3 BHK: Supply has increased significantly by 56.1% to 178 units, showing substantial growth in family-sized apartments. This remarkable expansion demonstrates robust developer confidence in premium family formats in Andheri West, appealing to established families attracted by the area's excellent connectivity and comprehensive lifestyle amenities.

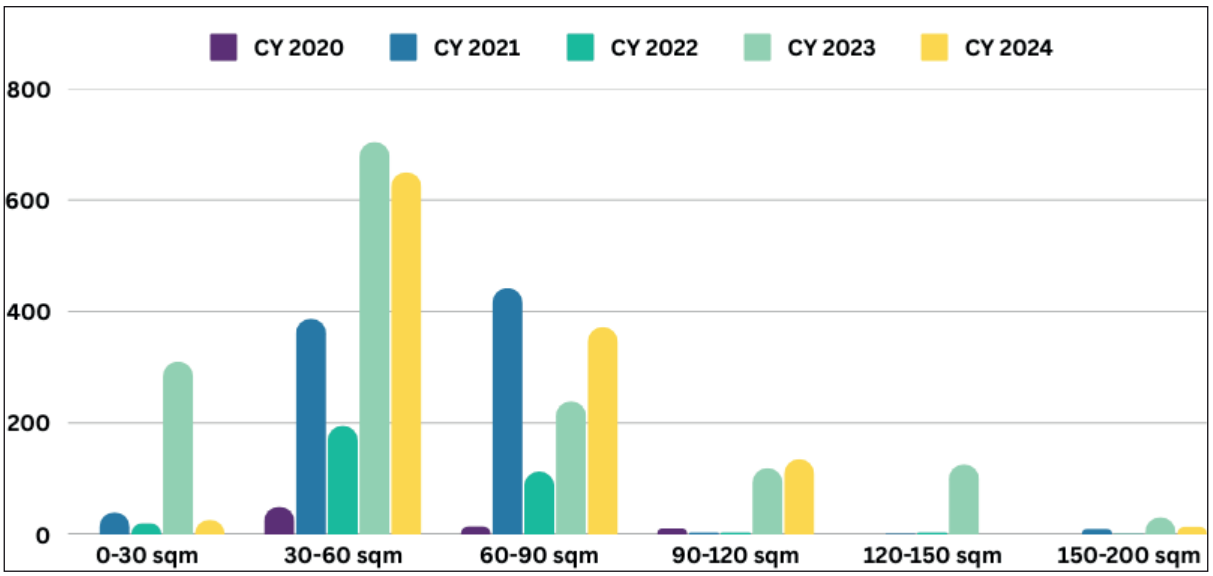
3.5 BHK & 4 BHK: With 18 units in 2024, supply has increased extraordinarily by 500% from the minimal previous average, showing exceptional growth in luxury configurations. This remarkable expansion represents strategic developer positioning toward premium formats in select pockets of Andheri West, potentially targeting affluent buyers seeking luxury residences in this entertainment-focused western suburb.

Shops: Supply has increased extraordinarily by 323.7% to 48 units, showing exceptional growth in commercial integration. This remarkable expansion strategically leverages Andheri West's established commercial and entertainment character, substantially enhancing mixed-use development appeal in this vibrant western suburb with robust retail potential along its key commercial corridors.

The market is experiencing comprehensive expansion across most configuration segments with extraordinary commercial integration, creating diverse opportunities while suggesting developers anticipate sustained demand growth across family and luxury segments in this vibrant western micro-market with exceptional entertainment and lifestyle advantages.

400059 (Marol/Andheri East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	40	20	310	26
30-60 sqm	50	387	195	704	650
60-90 sqm	15	442	113	239	372
90-120 sqm	11	4	4	119	135
120-150 sqm	0	2	4	126	0
150-200 sqm	0	10	1	31	14

0-30 sqm: Supply has decreased dramatically by 78.9% to just 26 units in 2024 compared to the previous 3-year average of 123.33 units, showing exceptional contraction in micro-housing. This remarkable reduction indicates strategic developer withdrawal from extremely compact formats in Andheri East-Marol, potentially responding to evolving buyer preferences for slightly larger configurations in this commercially dynamic eastern suburb.

30-60 sqm: With 650 units in 2024, supply has increased substantially by 51.6% from the previous average, showing significant expansion in compact apartments. This remarkable growth demonstrates robust developer confidence in efficiently designed affordable housing that leverages Andheri East-Marol's strategic business district proximity and exceptional metro connectivity advantages.

60-90 sqm: Supply has increased significantly by 40.6% to 372 units, showing substantial growth in mid-sized apartments. This notable expansion indicates strengthening developer belief in mid-market potential in Andheri East-Marol, offering optimal balance between spaciousness and relative affordability in this evolving eastern suburb with exceptional industrial and commercial credentials.

90-120 sqm: With 135 units in 2024, supply has increased extraordinarily by 218.9% from the previous average, showing remarkable growth in premium mid-sized formats. This exceptional expansion demonstrates transformative developer confidence in Andheri East-Marol's evolving luxury potential,

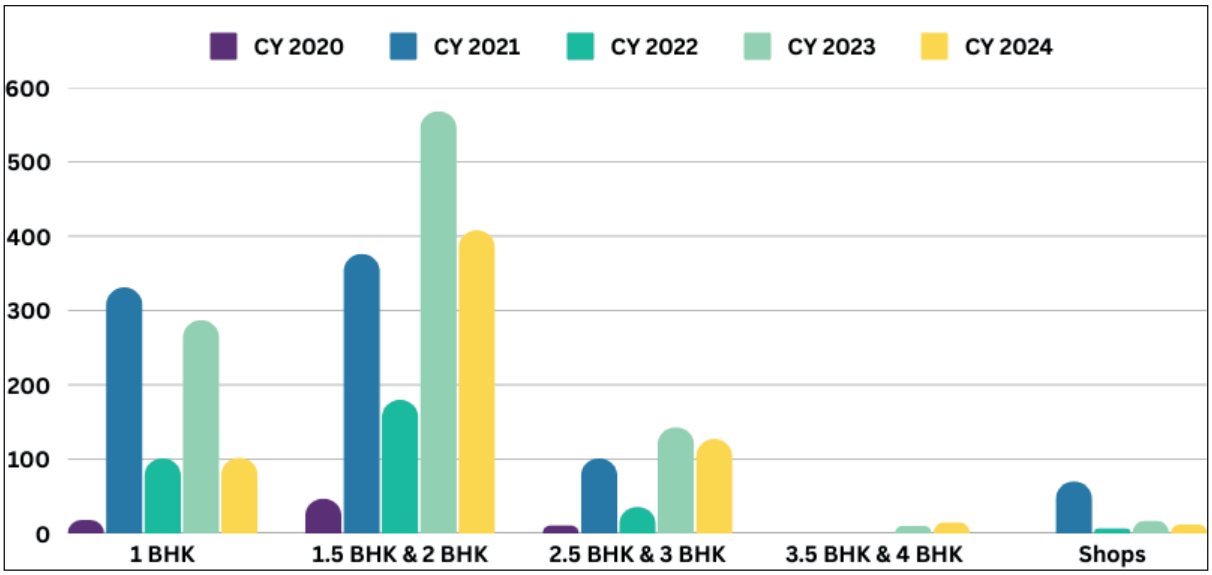
strategically delivering spacious configurations that appeal to affluent professionals seeking premium living spaces with exceptional SEEPZ and business district proximity.

120-150 sqm: Supply has disappeared completely with zero units in 2024, showing total elimination of luxury segments. This notable withdrawal suggests strategic developer reassessment of ultra-premium formats in Andheri East-Marol, potentially acknowledging limited luxury market depth in this predominantly affordable to mid-market eastern suburb despite its excellent connectivity advantages.

150-200 sqm: With 14 units in 2024, supply has remained precisely unchanged from the minimal previous average, showing remarkable stability in ultra-luxury segments. This consistency indicates steady but highly selective developer interest in ultra-premium formats in prime pockets of Andheri East-Marol, targeting niche affluent buyers seeking expansive living spaces with exceptional commercial district proximity.

The market is experiencing comprehensive recalibration away from extreme market segments toward compact and mid-sized formats with selective premium integration, creating enhanced opportunities in optimally balanced configurations while suggesting developers are strategically repositioning their product mix in this commercially vibrant eastern micro-market.

Analysis of New Supply by Configuration



400059	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	76	899	337	1535	1200
1 BHK	18	331	101	287	102
1.5 BHK & 2 BHK	47	376	180	568	408
2.5 BHK & 3 BHK	11	101	36	143	127
3.5 BHK & 4 BHK	0	0	0	10	15
Shops	0	70	7	17	12

1 BHK: Supply has decreased dramatically by 57.4% to just 102 units in 2024 compared to the previous 3-year average of 239.67 units, showing extraordinary contraction in starter homes. This substantial reduction suggests strategic developer reassessment of extremely compact configurations in Andheri East-Marol, potentially responding to evolving buyer preferences while selecting larger formats that balance affordability with improved living standards.

1.5 BHK & 2 BHK: With 408 units in 2024, supply has increased marginally by 8.9% from the previous substantial average, showing modest growth in mid-sized configurations. This consistency demonstrates sustained developer confidence in versatile formats that balance efficiency with functionality, attracting young professionals and small families leveraging Andheri East-Marol's exceptional commercial district proximity and connectivity advantages.

2.5 BHK & 3 BHK: Supply has increased significantly by 36.1% to 127 units, showing substantial growth in family-sized apartments. This notable expansion indicates strengthening developer belief in premium family formats in Andheri East-Marol, appealing to established families attracted by the area's excellent connectivity and rapidly improving social infrastructure.

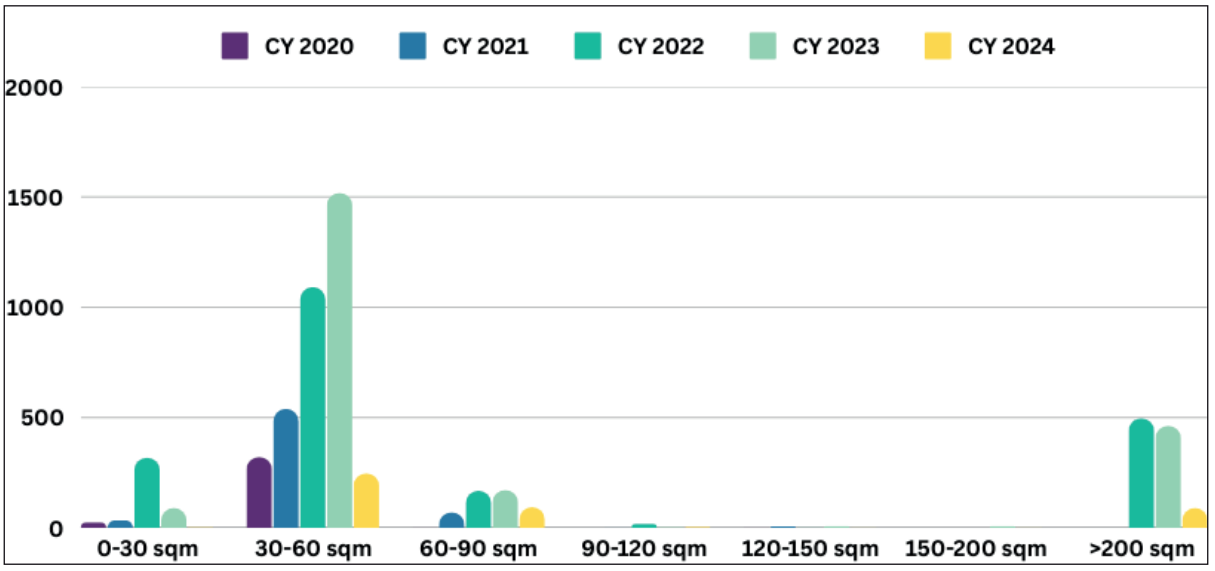
3.5 BHK & 4 BHK: With 15 units in 2024, supply has increased extraordinarily by 350.5% from the minimal previous average, showing exceptional growth in luxury configurations. This remarkable expansion represents strategic developer positioning toward select premium formats in prime pockets of Andheri East-Marol, targeting affluent buyers seeking luxury residences in this predominantly commercial eastern suburb with exceptional connectivity advantages.

Shops: Supply has decreased significantly by 61.7% to just 12 units, showing substantial contraction in commercial integration. This notable reduction suggests strategic developer focus on residential components following substantial previous commercial integration, potentially responding to commercial space saturation in this already commercially vibrant eastern suburb with established commercial corridors.

The market is experiencing strategic reorientation toward balanced mid-sized and premium family formats with minimal commercial integration, creating diverse residential opportunities while suggesting developers are adapting to evolving buyer preferences in this commercially vibrant eastern micro-market with exceptional connectivity advantages.

400060 (Jogeshwari East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	26	34	318	90	3
30-60 sqm	322	539	1091	1519	248
60-90 sqm	2	71	168	172	94
90-120 sqm	0	1	19	4	5
120-150 sqm	1	6	1	8	1
150-200 sqm	0	0	0	8	1

0-30 sqm: Supply has collapsed by 98% to just 3 units in 2024 compared to the previous 3-year average of 147.33 units, showing catastrophic contraction in micro-housing. This extraordinary reduction indicates fundamental developer withdrawal from extremely compact formats in Jogeshwari East, suggesting market saturation following exceptional previous supply and potential recalibration of product strategies in this evolving eastern suburb.

30-60 sqm: With 248 units in 2024, supply has decreased dramatically by 76.4% from the previous average, showing extraordinary contraction in compact apartments. This remarkable reduction suggests strategic supply moderation following unprecedented previous activity, potentially allowing absorption of substantial existing inventory while maintaining meaningful presence in this affordable segment.

60-90 sqm: Supply has decreased significantly by 31.4% to 94 units, showing substantial contraction in mid-sized apartments. This notable reduction maintains meaningful developer presence in mid-market formats that balance efficiency with spaciousness, potentially indicating selective development focus in this segment following substantial previous expansion.

90-120 sqm: With just 5 units in 2024, supply has decreased significantly by 37.5% from the previous average, showing substantial contraction in premium mid-sized formats. This reduction indicates

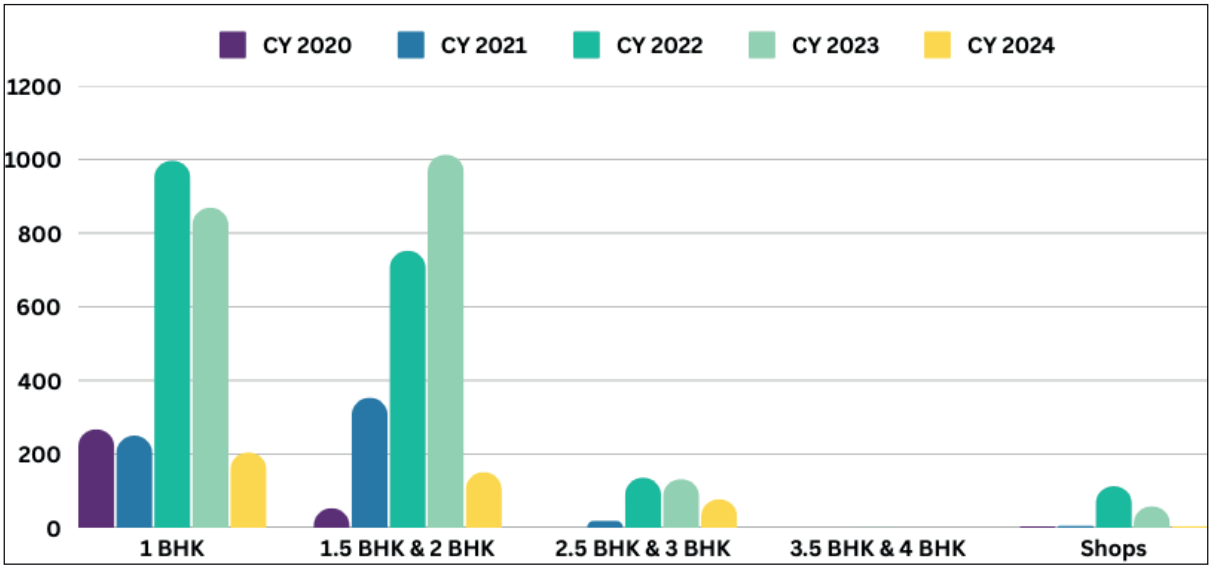
limited developer interest in larger formats, reflecting Jogeshwari East's predominantly affordable to mid-market positioning despite its improving infrastructure and connectivity advantages.

120-150 sqm: Supply has decreased dramatically by 80% to just 1 unit, showing extraordinary contraction in luxury segments. This remarkable withdrawal indicates minimal developer confidence in premium formats, suggesting limited alignment with Jogeshwari East's established affordable character despite its relative proximity to business districts.

150-200 sqm: With just 1 unit in 2024, supply has decreased significantly by 62.5% from the minimal previous average, showing substantial contraction in ultra-luxury segments. This continued minimal presence confirms extremely limited developer interest in ultra-premium formats, reflecting Jogeshwari East's sustained positioning as a predominantly affordable destination with selective mid-market potential.

The market is experiencing comprehensive contraction across all segments following extraordinary previous expansion, suggesting a strategic consolidation phase that allows absorption of existing inventory while indicating homebuyers may find enhanced negotiation leverage as developers recalibrate their product mix in this predominantly affordable eastern micro-market.

Analysis of New Supply by Configuration



400060	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	351	651	2093	2264	442
1 BHK	268	250	997	869	205
1.5 BHK & 2 BHK	53	353	752	1013	151
2.5 BHK & 3 BHK	0	19	136	132	78
3.5 BHK & 4 BHK	0	0	1	0	0
Shops	4	6	113	59	5

1 BHK: Supply has collapsed by 70.9% to just 205 units in 2024 compared to the previous 3-year average of 705.33 units, showing catastrophic contraction in starter homes. This extraordinary reduction suggests strategic supply moderation following unprecedented previous activity, potentially allowing absorption of substantial existing inventory in this traditionally affordable eastern suburb.

1.5 BHK & 2 BHK: With 151 units in 2024, supply has decreased dramatically by 78.6% from the previous substantial average, showing extraordinary contraction in mid-sized configurations. This remarkable reduction indicates fundamental market recalibration following exceptional previous expansion, potentially responding to emerging affordability challenges while maintaining meaningful presence in this versatile segment.

2.5 BHK & 3 BHK: Supply has decreased moderately by 18.5% to 78 units, showing meaningful contraction in family-sized apartments. This modest reduction maintains substantial developer presence in premium family formats that appeal to established families seeking larger living spaces in this increasingly connected eastern suburb with improving social infrastructure.

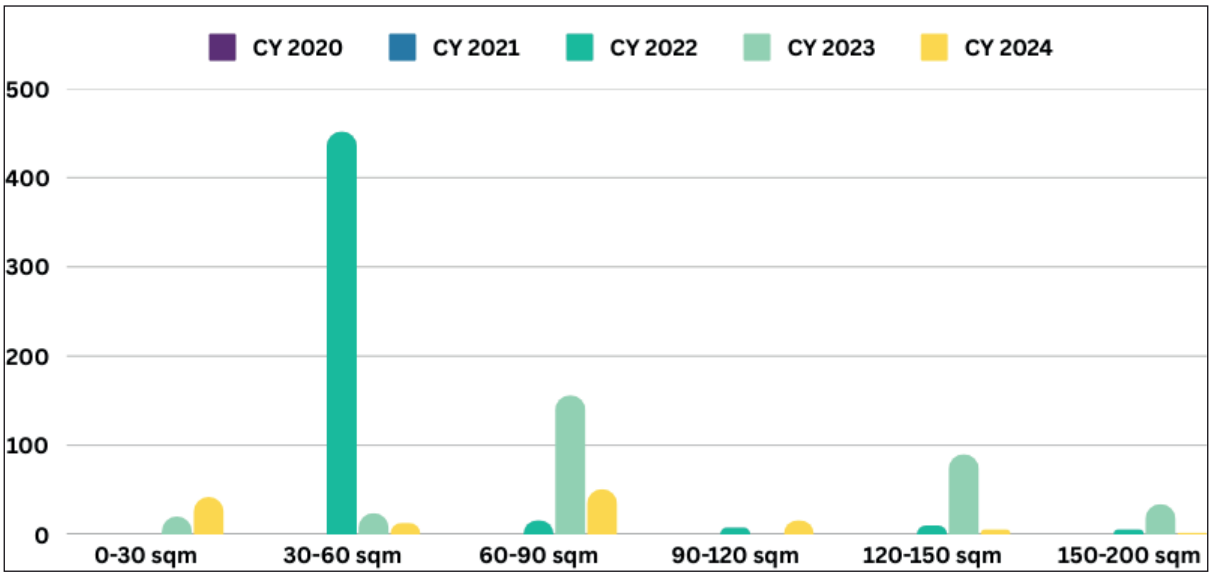
3.5 BHK & 4 BHK: Supply has completely disappeared with zero units in 2024, showing total elimination of luxury configurations. This continued absence reinforces Jogeshwari East's established positioning as a predominantly affordable to mid-market destination where ultra-premium formats have minimal alignment with buyer demographics despite improving connectivity advantages.

Shops: Supply has collapsed by 91.6% to just 5 units, showing catastrophic contraction in commercial integration. This extraordinary reduction suggests strategic developer reassessment of commercial components following substantial previous integration, potentially indicating commercial space saturation in this eastern suburb with established local retail corridors.

The market is experiencing comprehensive contraction across all configuration segments following extraordinary previous expansion, suggesting a strategic consolidation phase that offers homebuyers enhanced negotiation leverage while enabling developers to recalibrate their product strategies in this predominantly affordable eastern micro-market with improving connectivity advantages.

400061 (Madh/Versova)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	20	42
30-60 sqm	0	0	452	24	13
60-90 sqm	0	0	16	156	51
90-120 sqm	0	0	8	0	16
120-150 sqm	0	0	10	90	6
150-200 sqm	0	0	6	34	2

0-30 sqm: Supply has doubled to 42 units in 2024 compared to the previous 3-year average of 20.67 units, showing substantial growth in micro-housing. This remarkable expansion indicates strategic developer focus on compact efficient configurations in Madh-Versova, targeting investors and young professionals attracted to this coastal area's lifestyle appeal and beach proximity.

30-60 sqm: With just 13 units in 2024, supply has collapsed by 92% from the previous average, showing catastrophic contraction in compact apartments. This dramatic reduction suggests strategic withdrawal from compact affordable formats following exceptional supply in 2022, potentially indicating market saturation in this segment.

60-90 sqm: Supply has decreased significantly by 31.4% to 51 units, showing substantial contraction in mid-sized apartments. This notable reduction suggests selective supply moderation while maintaining meaningful presence in versatile formats that balance efficiency with the premium positioning of this coastal neighbourhood.

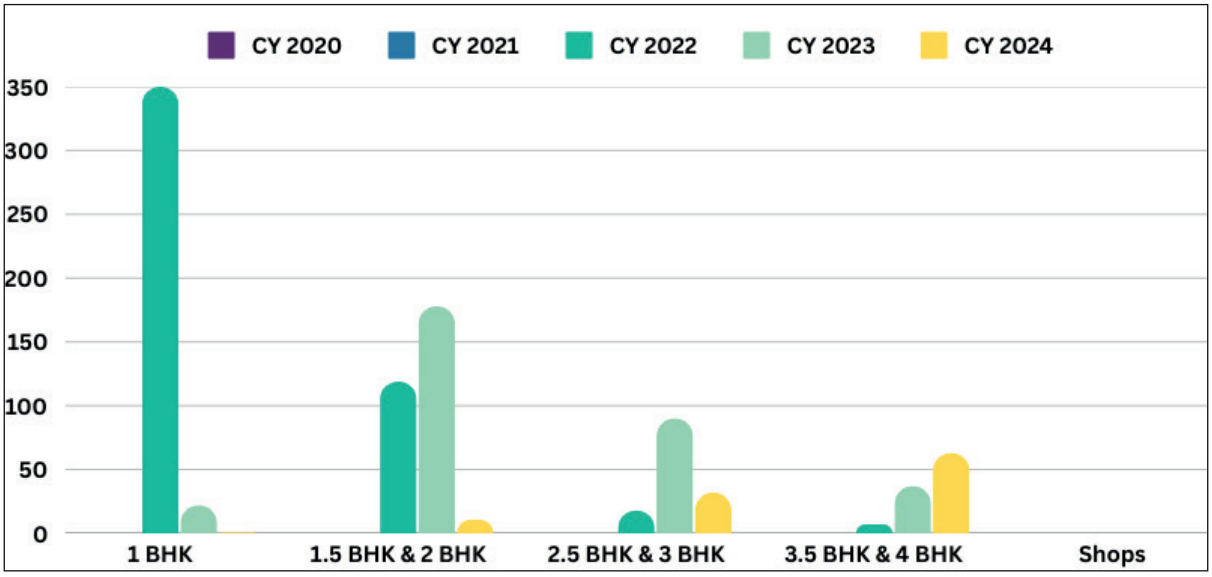
90-120 sqm: With 16 units in 2024, supply has doubled from the previous minimal average, showing remarkable growth in premium mid-sized formats. This substantial expansion indicates growing developer confidence in Madh-Versova's luxury potential, delivering spacious configurations that appeal to affluent buyers seeking beach proximity.

120-150 sqm: Supply has decreased dramatically by 83% to just 6 units, showing extraordinary contraction in luxury segments. This substantial reduction suggests strategic supply moderation following exceptional activity in 2023, potentially allowing absorption of existing inventory while maintaining selective presence in this premium segment.

150-200 sqm: With just 2 units in 2024, supply has decreased dramatically by 85.7% from the previous average, showing exceptional contraction in ultra-luxury segments. This remarkable reduction indicates highly selective developer approach to super-premium formats, maintaining minimal presence while acknowledging limited ultra-luxury market depth in this coastal micro-market.

The market is experiencing strategic recalibration across most segments with surprising micro-housing growth and selective premium integration, creating polarized opportunities at market extremes while suggesting developers are adapting to evolving buyer preferences in this coveted coastal micro-market with exceptional lifestyle advantages.

Analysis of New Supply by Configuration



400061	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	0	494	330	196
1 BHK	0	0	350	22	1
1.5 BHK & 2 BHK	0	0	119	178	11
2.5 BHK & 3 BHK	0	0	18	90	32
3.5 BHK & 4 BHK	0	0	7	37	63
Shops	0	0	0	0	0

1 BHK: Supply has collapsed by 99.2% to just 1 unit in 2024 compared to the previous 3-year average of 124.33 units, showing catastrophic contraction in starter homes. This extraordinary reduction suggests comprehensive developer withdrawal from traditional 1 BHK formats in Madh-Versova

following exceptional supply in 2022, potentially reflecting evolving buyer preferences for alternative configurations in this coastal locality.

1.5 BHK & 2 BHK: With just 11 units in 2024, supply has decreased dramatically by 89.3% from the previous substantial average, showing extraordinary contraction in mid-sized configurations. This remarkable reduction suggests strategic supply moderation following exceptional previous expansion, potentially allowing absorption of substantial existing inventory while maintaining selective presence in this versatile segment.

2.5 BHK & 3 BHK: Supply has decreased moderately by 31.4% to 32 units, showing meaningful contraction in family-sized apartments. This modest reduction maintains significant developer presence in premium family formats that appeal to established families seeking coastal lifestyle advantages in this prestigious western waterfront location.

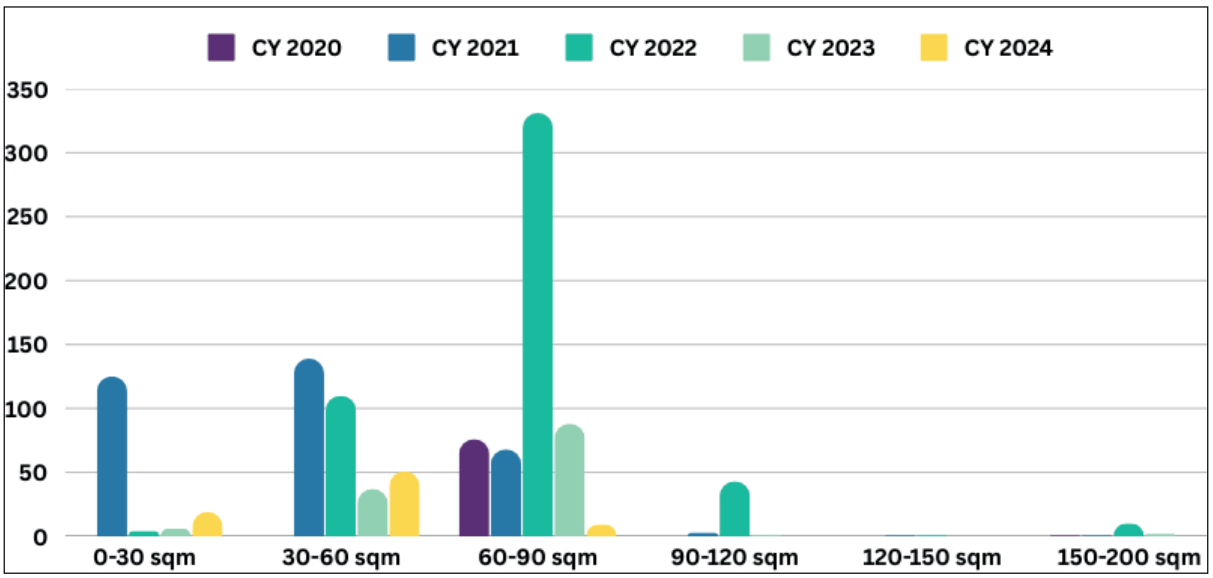
3.5 BHK & 4 BHK: With 63 units in 2024, supply has increased substantially by 76.6% from the previous modest average, showing remarkable growth in luxury configurations. This exceptional expansion demonstrates extraordinary developer confidence in premium formats, targeting affluent buyers seeking coastal luxury living in this prestigious western waterfront location with exceptional lifestyle and recreational advantages.

Shops: Continued absence of commercial components underscores Madh-Versova's sustained positioning as a predominantly residential destination with limited mixed-use development focus. This consistent absence reflects the area's core identity as a residential coastal enclave where commercial integration has limited strategic relevance.

The market is experiencing dramatic configuration realignment with extraordinary luxury expansion coupled with significant moderation across smaller formats, creating enhanced premium opportunities while suggesting developers are decisively repositioning toward luxury products that leverage Madh-Versova's exceptional coastal lifestyle advantages and appeal to affluent segments.

400062 (Goregaon West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	125	4	6	19
30-60 sqm	0	139	110	37	51
60-90 sqm	76	68	331	88	9
90-120 sqm	0	3	43	1	0
120-150 sqm	0	1	1	0	0
150-200 sqm	1	1	10	2	0

0-30 sqm: Supply has decreased significantly by 57.8% to 19 units in 2024 compared to the previous 3-year average of 45 units, showing substantial contraction in micro-housing. This notable reduction suggests strategic developer reassessment of extremely compact formats in Goregaon West following exceptional activity in 2021, potentially responding to evolving buyer preferences for more spacious configurations in this western suburb.

30-60 sqm: With 51 units in 2024, supply has decreased substantially by 46.5% from the previous average, showing significant contraction in compact apartments. This meaningful reduction maintains moderate developer presence in efficiently designed affordable housing while potentially allowing absorption of existing inventory in this established western suburb with growing infrastructure advantages.

60-90 sqm: Supply has collapsed by 94.5% to just 9 units, showing catastrophic contraction in mid-sized apartments. This extraordinary reduction suggests fundamental developer withdrawal from this historically dominant segment in Goregaon West, potentially indicating market saturation following exceptional previous supply and allowing absorption of substantial existing inventory.

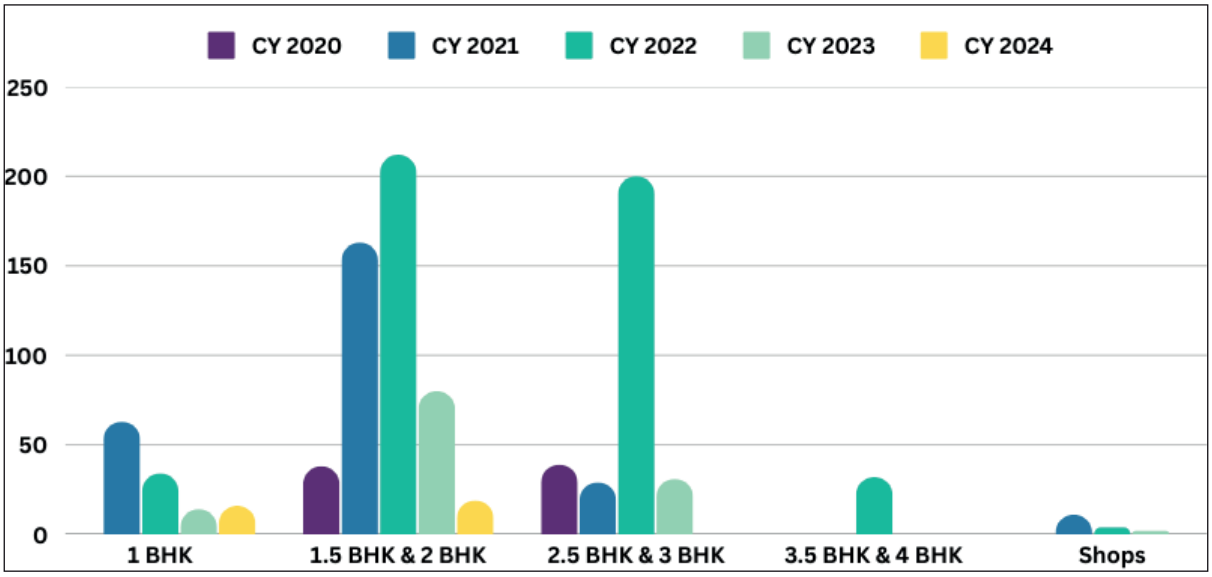
90-120 sqm: Supply has disappeared completely with zero units in 2024, showing total elimination of premium mid-sized formats. This disappearance indicates comprehensive developer withdrawal

from premium formats in Goregaon West, acknowledging limited luxury market depth in this predominantly mid-market western suburb despite its improving infrastructure.

120-150 sqm and 150-200 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of luxury and ultra-luxury segments. This continued absence confirms sustained developer disinterest in premium formats in Goregaon West, reflecting the area's established positioning as a predominantly mid-market destination with limited ultra-premium alignment.

The market is experiencing comprehensive contraction across all segments with extraordinary focus on absorption rather than new launches, creating exceptional negotiation leverage for homebuyers while suggesting developers are strategically pausing new activity to allow inventory absorption in this traditionally mid-market western micro-market.

Analysis of New Supply by Configuration



400062	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	78	337	499	134	79
1 BHK	0	63	34	14	16
1.5 BHK & 2 BHK	38	163	212	80	19
2.5 BHK & 3 BHK	39	29	200	31	0
3.5 BHK & 4 BHK	0	0	32	0	0
Shops	0	11	4	2	0

1 BHK: Supply has decreased significantly by 56.8% to just 16 units in 2024 compared to the previous 3-year average of 37 units, showing substantial contraction in starter homes. This notable reduction suggests strategic supply moderation in traditional compact formats while maintaining selective presence in this segment that enhances accessibility in Goregaon West.

1.5 BHK & 2 BHK: With just 19 units in 2024, supply has collapsed by 87.5% from the previous substantial average, showing catastrophic contraction in mid-sized configurations. This extraordinary reduction indicates fundamental market recalibration following exceptional previous activity, potentially responding to inventory overhang while enabling absorption of substantial existing supply in this historically dominant segment.

2.5 BHK & 3 BHK: Supply has disappeared completely with zero units in 2024, showing total elimination of family-sized apartments. This remarkable withdrawal indicates comprehensive developer pause in premium family formats following substantial previous activity, potentially allowing absorption of significant existing inventory while reassessing product strategies in this established western suburb.

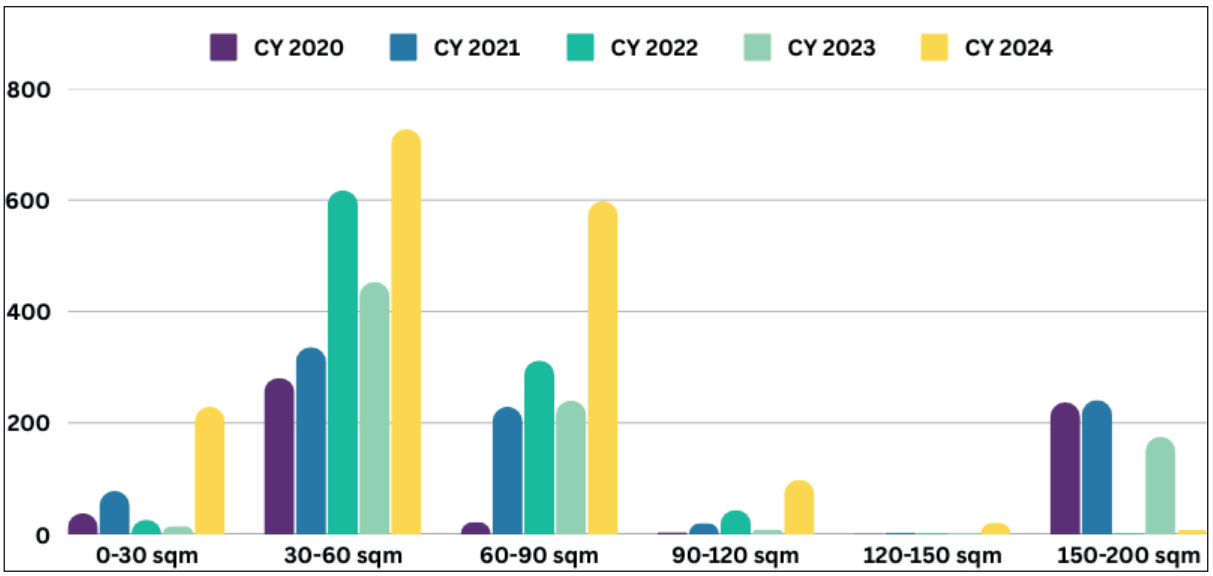
3.5 BHK & 4 BHK: Supply has completely vanished with zero units in 2024, showing total elimination of luxury configurations. This continued absence reinforces Goregaon West's established positioning as a predominantly mid-market destination where ultra-premium formats have limited alignment with buyer demographics despite the area's improving infrastructure advantages.

Shops: Commercial integration has disappeared completely with zero units in 2024, showing total elimination of mixed-use components. This disappearance suggests strategic developer focus on residential consolidation following selective previous commercial integration, potentially responding to limited incremental commercial demand in this primarily residential western suburb.

The market is experiencing extraordinary comprehensive contraction across all configuration segments, suggesting a strategic absorption phase that offers homebuyers exceptional negotiation leverage while enabling developers to address potential inventory challenges before recalibrating future product strategies in this established western micro-market with primarily mid-market positioning.

400063 (Goregaon East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	38	78	26	15	229
30-60 sqm	281	336	617	453	727
60-90 sqm	22	229	312	240	598
90-120 sqm	4	20	44	9	98
120-150 sqm	1	3	2	3	21
150-200 sqm	237	241	2	175	8

0-30 sqm: Supply has increased extraordinarily by 477.2% to 229 units in 2024 compared to the previous 3-year average of 39.67 units, showing remarkable growth in micro-housing. This dramatic expansion indicates strategic developer pivot toward compact efficient configurations in Goregaon East, targeting young professionals and investors leveraging the area's exceptional connectivity and proximity to commercial hubs like NESCO and Nirlon Knowledge Park.

30-60 sqm: With 727 units in 2024, supply has increased substantially by 55.1% from the previous average, showing significant growth in compact apartments. This remarkable expansion demonstrates robust developer confidence in efficiently designed affordable housing that balances space efficiency with relative affordability while leveraging Goregaon East's strategic location advantages.

60-90 sqm: Supply has more than doubled with a 129.7% increase to 598 units, showing exceptional growth in mid-sized apartments. This extraordinary expansion indicates transformative developer focus on mid-market potential in Goregaon East, offering optimal balance between spaciousness and value in this evolving eastern suburb with excellent connectivity and rapidly improving infrastructure.

90-120 sqm: With 98 units in 2024, supply has increased extraordinarily by 302.8% from the previous average, showing remarkable growth in premium mid-sized formats. This exceptional expansion demonstrates transformative developer confidence in Goregaon East's evolving luxury potential,

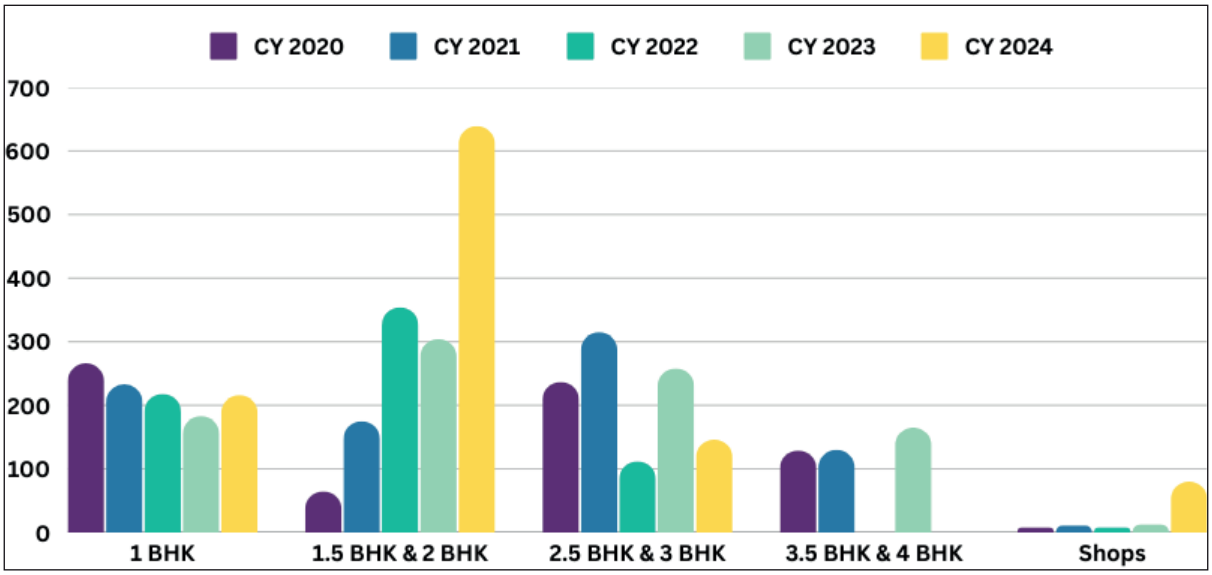
strategically delivering spacious configurations that appeal to affluent professionals seeking premium living spaces with exceptional business district proximity.

120-150 sqm: Supply has increased extraordinarily by 686.5% to 21 units, showing exceptional growth in luxury segments. This remarkable expansion represents strategic developer positioning toward premium formats in Goregaon East, targeting affluent buyers seeking spacious residences in this increasingly premium eastern suburb with exceptional connectivity advantages.

150-200 sqm: With just 8 units in 2024, supply has collapsed by 94.3% from the previous substantial average, showing catastrophic contraction in ultra-luxury segments. This extraordinary reduction suggests strategic developer withdrawal from ultra-premium formats in Goregaon East, potentially reallocating resources toward more marketable mid-sized segments with broader market appeal.

The market is experiencing comprehensive expansion across nearly all segments with extraordinary emphasis on micro, compact and mid-sized formats, creating diverse opportunities across the spectrum while suggesting developers anticipate sustained demand growth in this vibrant eastern micro-market with exceptional commercial proximity and infrastructure advantages.

Analysis of New Supply by Configuration



400063	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	711	1130	1108	1060	1690
1 BHK	266	233	218	183	216
1.5 BHK & 2 BHK	65	175	354	304	639
2.5 BHK & 3 BHK	237	315	112	258	146
3.5 BHK & 4 BHK	129	130	0	165	0
Shops	8	11	8	13	80

1 BHK: Supply has increased marginally by 2.2% to 216 units in 2024 compared to the previous 3-year average of 211.33 units, showing remarkable stability in starter homes. This consistency maintains robust developer presence in compact configurations that enhance accessibility in Goregaon East, attracting young professionals and investors leveraging the area's exceptional proximity to commercial districts and metro connectivity.

1.5 BHK & 2 BHK: With 639 units in 2024, supply has increased extraordinarily by 130.1% from the previous average, showing remarkable growth in mid-sized configurations. This exceptional expansion demonstrates transformative developer confidence in versatile formats that balance efficiency with comfort, targeting young families and professionals seeking optimal space utilization in this well-connected eastern suburb with rapidly improving social infrastructure.

2.5 BHK & 3 BHK: Supply has decreased significantly by 36.1% to 146 units, showing substantial contraction in family-sized apartments. This notable reduction maintains meaningful developer presence in premium family formats while potentially acknowledging emerging price sensitivity in larger configurations in this predominantly mid-market eastern suburb.

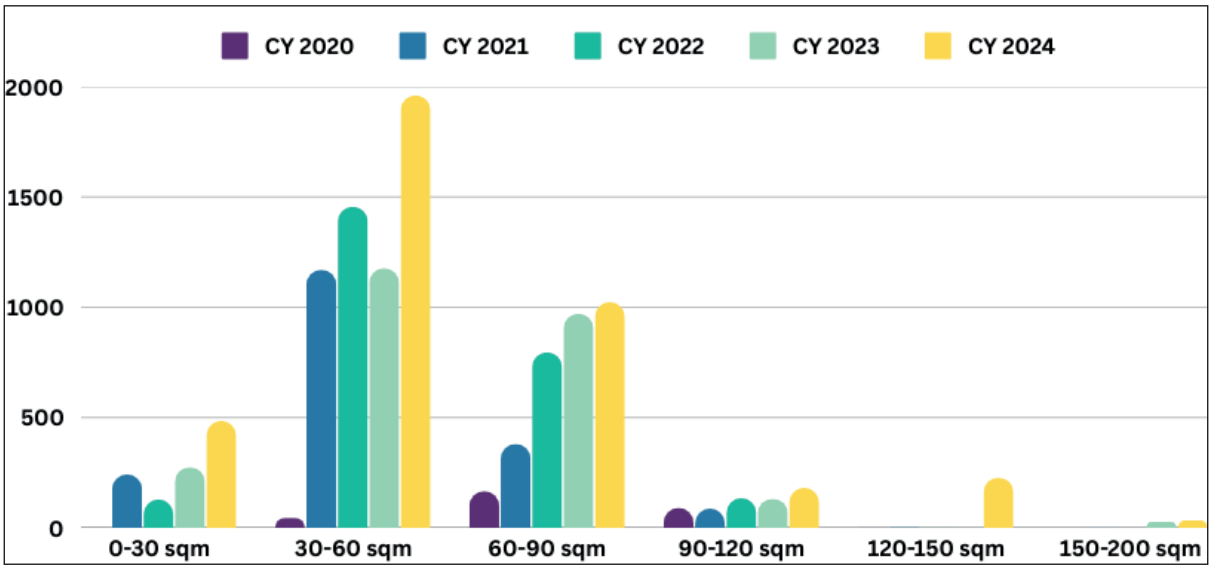
3.5 BHK & 4 BHK: Supply has vanished completely with zero units in 2024, showing total elimination of luxury configurations. This extraordinary withdrawal suggests strategic developer reassessment of ultra-premium formats in Goregaon East, potentially acknowledging limited luxury market depth in this predominantly mid-market eastern suburb despite its excellent connectivity advantages.

Shops: Supply has increased extraordinarily by 649.8% to 80 units, showing exceptional growth in commercial integration. This remarkable expansion strategically leverages Goregaon East's strengthening commercial character, substantially enhancing mixed-use development appeal in this eastern suburb with robust retail potential along its key commercial corridors.

The market is experiencing strategic reorientation toward mid-sized formats with exceptional commercial integration, creating diverse opportunities while suggesting developers anticipate substantial demand growth in versatile configurations that perfectly align with Goregaon East's evolving identity as an increasingly dynamic eastern micro-market with exceptional commercial and connectivity advantages.

400064 (Malad West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	2	242	128	275	485
30-60 sqm	45	1170	1455	1176	1960
60-90 sqm	166	380	795	970	1023
90-120 sqm	90	87	134	132	181
120-150 sqm	1	3	2	0	228
150-200 sqm	0	2	0	27	34

0-30 sqm: Supply has increased dramatically by 125.6% to 485 units in 2024 compared to the previous 3-year average of 215 units, showing extraordinary growth in micro-housing. This remarkable expansion indicates transformative developer focus on compact efficient configurations in Malad West, targeting young professionals and first-time homebuyers in this rapidly evolving western suburb with exceptional connectivity advantages.

30-60 sqm: With 1,960 units in 2024, supply has increased substantially by 54.7% from the previous average, showing significant growth in compact apartments. This exceptional expansion demonstrates robust developer confidence in efficiently designed affordable housing that leverages Malad West's strategic location advantages while balancing space efficiency with relative affordability.

60-90 sqm: Supply has increased significantly by 43.1% to 1,023 units, showing substantial growth in mid-sized apartments. This remarkable expansion indicates strengthening developer belief in mid-market potential in Malad West, offering optimal balance between spaciousness and value in this evolving western suburb with improving infrastructure and lifestyle amenities.

90-120 sqm: With 181 units in 2024, supply has increased substantially by 53.8% from the previous average, showing significant growth in premium mid-sized formats. This notable expansion

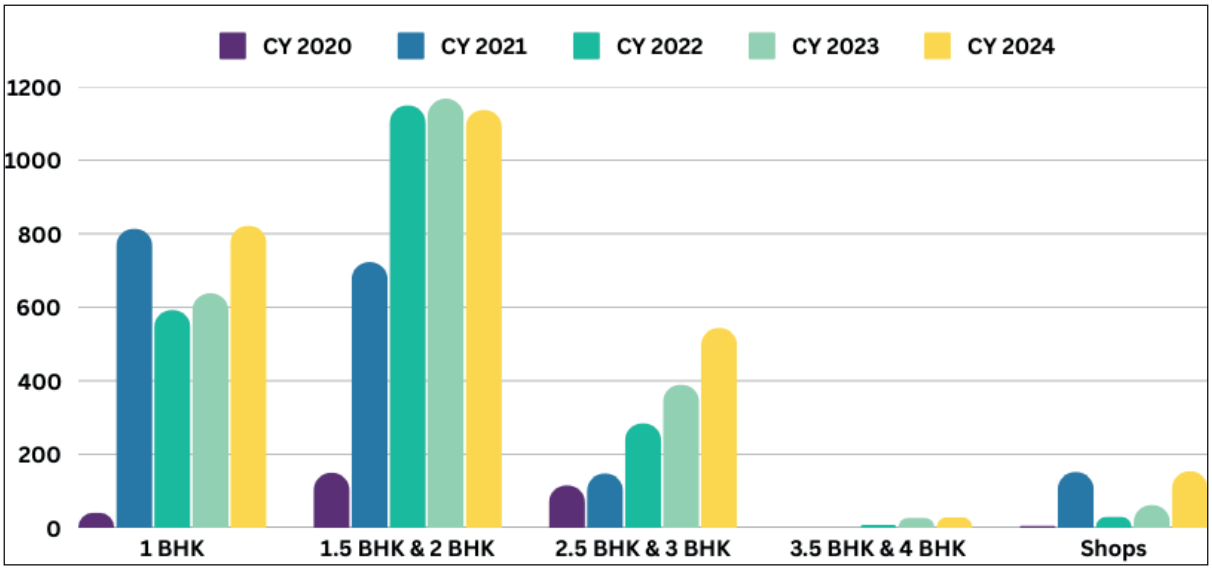
demonstrates growing developer confidence in Malad West's evolving luxury potential, selectively delivering spacious configurations in prime locations that appeal to affluent buyers.

120-150 sqm: Supply has exploded with an extraordinary 13,551% increase to 228 units, showing unprecedented growth in luxury segments. This remarkable expansion represents transformative developer confidence in premium formats in Malad West, targeting affluent buyers seeking spacious residences in select premium pockets of this evolving western suburb.

150-200 sqm: With 34 units in 2024, supply has increased extraordinarily by 251.6% from the minimal previous average, showing exceptional growth in ultra-luxury segments. This remarkable expansion indicates emerging developer confidence in ultra-premium formats in prime locations of Malad West, strategically positioning select projects that leverage the area's improving premium credentials.

The market is experiencing comprehensive expansion across all segments with extraordinary emphasis on both affordable and premium formats, creating diverse opportunities across the spectrum while suggesting developers anticipate sustained demand growth in this dynamic western micro-market with rapidly expanding infrastructure and lifestyle advantages.

Analysis of New Supply by Configuration



400064	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	340	1911	2515	2662	3930
1 BHK	41	814	593	638	822
1.5 BHK & 2 BHK	150	723	1149	1167	1137
2.5 BHK & 3 BHK	116	148	285	390	544
3.5 BHK & 4 BHK	0	0	8	27	29
Shops	6	152	30	63	154

1 BHK: Supply has increased substantially by 20.6% to 822 units in 2024 compared to the previous 3-year average of 681.67 units, showing significant growth in starter homes. This remarkable expansion maintains robust developer presence in compact configurations that enhance accessibility in Malad West, attracting young professionals and investors leveraging the area's exceptional connectivity advantages and relative affordability.

1.5 BHK & 2 BHK: With 1,137 units in 2024, supply has increased moderately by 12.2% from the previous substantial average, showing meaningful growth in mid-sized configurations. This continued expansion demonstrates sustained developer confidence in versatile formats that balance efficiency with functionality, attracting young families and professionals seeking optimal value in this well-connected western suburb with rapidly improving social infrastructure.

2.5 BHK & 3 BHK: Supply has nearly doubled with a 98.3% increase to 544 units, showing exceptional growth in family-sized apartments. This remarkable expansion indicates transformative developer confidence in premium family formats in Malad West, targeting established families seeking spacious residences in this increasingly premium western suburb with comprehensive lifestyle amenities.

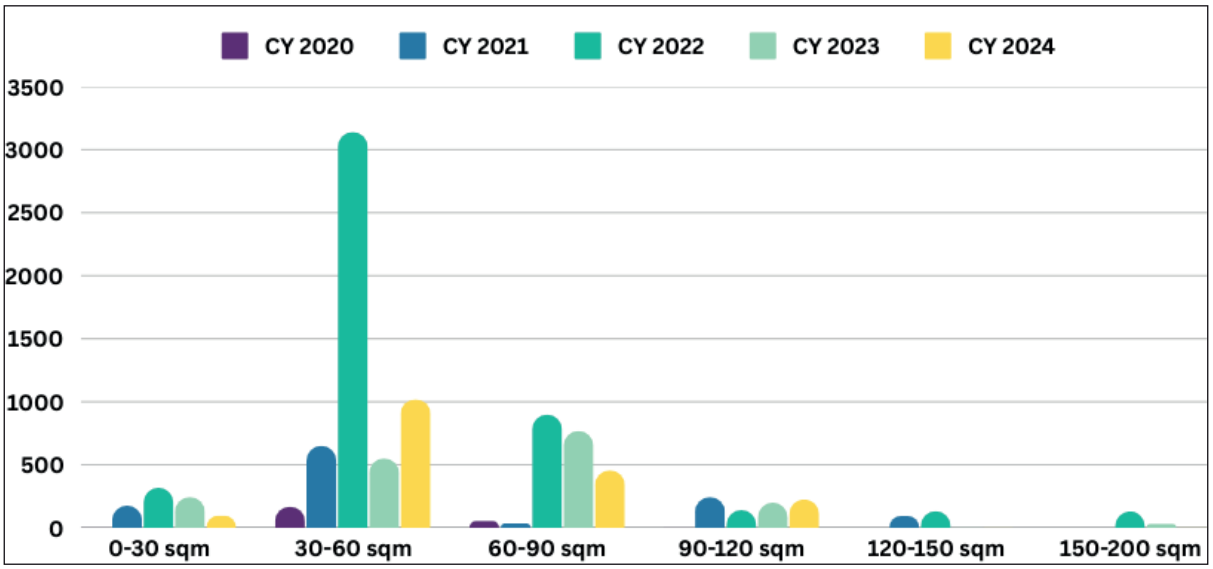
3.5 BHK & 4 BHK: With 29 units in 2024, supply has increased extraordinarily by 148.5% from the minimal previous average, showing remarkable growth in luxury configurations. This exceptional expansion represents strategic developer positioning toward premium formats in select pockets of Malad West, targeting affluent buyers seeking luxury residences in this evolving western suburb with improving premium credentials.

Shops: Supply has increased substantially by 88.6% to 154 units, showing significant growth in commercial integration. This remarkable expansion strategically enhances mixed-use development appeal in Malad West, leveraging the area's strengthening commercial character and robust retail potential along key corridors like Link Road and S.V. Road.

The market is experiencing comprehensive expansion across all configuration segments with extraordinary emphasis on integrated product diversity, creating enhanced opportunities across all buyer segments while suggesting developers are strategically positioning for sustained demand growth across the spectrum in this rapidly evolving western micro-market with exceptional connectivity and lifestyle advantages.

400066 (Borivali East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	3	176	318	245	97
30-60 sqm	169	650	3140	551	1020
60-90 sqm	55	36	899	768	456
90-120 sqm	3	245	141	199	225
120-150 sqm	0	94	131	4	4
150-200 sqm	0	0	130	32	3

0-30 sqm: Supply has decreased dramatically by 60.6% to just 97 units in 2024 compared to the previous 3-year average of 246.33 units, showing substantial contraction in micro-housing. This significant reduction suggests strategic developer reassessment of extremely compact formats, potentially responding to evolving buyer preferences for more spacious configurations in this established Mumbai suburb.

30-60 sqm: With 1,020 units in 2024, supply has decreased significantly by 29.5% from the previous average, showing meaningful contraction in compact apartments. This notable reduction maintains robust developer presence in efficiently designed affordable housing while potentially allowing absorption of existing inventory following exceptional previous expansion.

60-90 sqm: Supply has decreased moderately by 19.7% to 456 units, showing meaningful contraction in mid-sized apartments. This modest reduction suggests calibrated supply moderation while maintaining substantial presence in versatile formats that balance efficiency with spaciousness in this evolving micro-market.

90-120 sqm: With 225 units in 2024, supply has increased moderately by 15.4% from the previous average, showing meaningful growth in premium mid-sized formats. This notable expansion

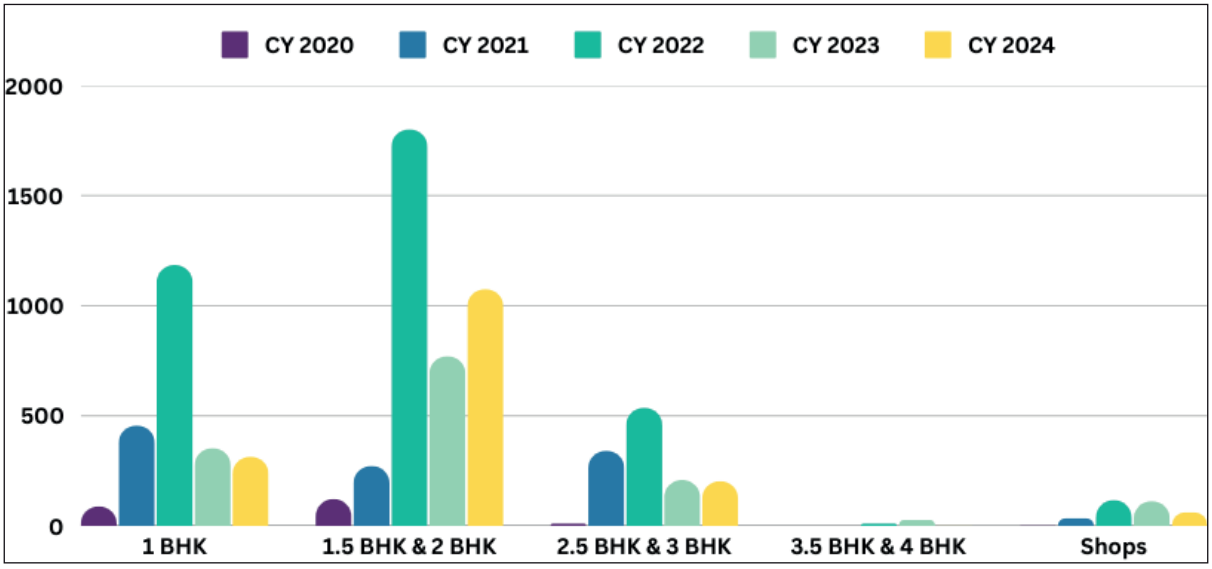
demonstrates growing developer confidence in premium mid-sized formats, strategically delivering spacious configurations that appeal to upgraders seeking enhanced living spaces.

120-150 sqm: Supply has collapsed by 94.8% to just 4 units, showing catastrophic contraction in luxury segments. This extraordinary reduction suggests comprehensive developer withdrawal from premium formats, potentially indicating limited luxury market depth in this predominantly affordable to mid-market suburb.

150-200 sqm: With just 3 units in 2024, supply has collapsed by 94.4% from the previous average, showing catastrophic contraction in ultra-luxury segments. This extraordinary withdrawal indicates minimal developer interest in ultra-premium formats, reflecting limited alignment with this area's established market positioning.

The market is experiencing strategic recalibration with moderation across most segments while maintaining growth in premium mid-sized formats, suggesting homebuyers will find enhanced opportunities in mid-premium segments while developers increasingly focus on this balanced mid-market sweet spot.

Analysis of New Supply by Configuration



400066	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	230	1209	4776	1826	1809
1 BHK	89	456	1185	353	315
1.5 BHK & 2 BHK	122	273	1801	771	1076
2.5 BHK & 3 BHK	11	342	537	209	204
3.5 BHK & 4 BHK	0	0	12	27	1
Shops	3	36	117	113	62

1 BHK: Supply has decreased significantly by 52.6% to 315 units in 2024 compared to the previous 3-year average of 664.67 units, showing substantial contraction in starter homes. This notable reduction suggests strategic supply moderation following exceptional previous activity, potentially allowing absorption of existing inventory while maintaining meaningful presence in compact configurations.

1.5 BHK & 2 BHK: With 1,076 units in 2024, supply has increased moderately by 13.4% from the previous substantial average, showing meaningful growth in mid-sized configurations. This notable expansion demonstrates strengthening developer confidence in versatile formats that balance efficiency with functionality, attracting young families and professionals seeking optimal value in this evolving micro-market.

2.5 BHK & 3 BHK: Supply has decreased substantially by 43.8% to 204 units, showing significant contraction in family-sized apartments. This notable reduction maintains meaningful developer presence in premium family formats while potentially acknowledging emerging price sensitivity in larger configurations in this predominantly mid-market suburban location.

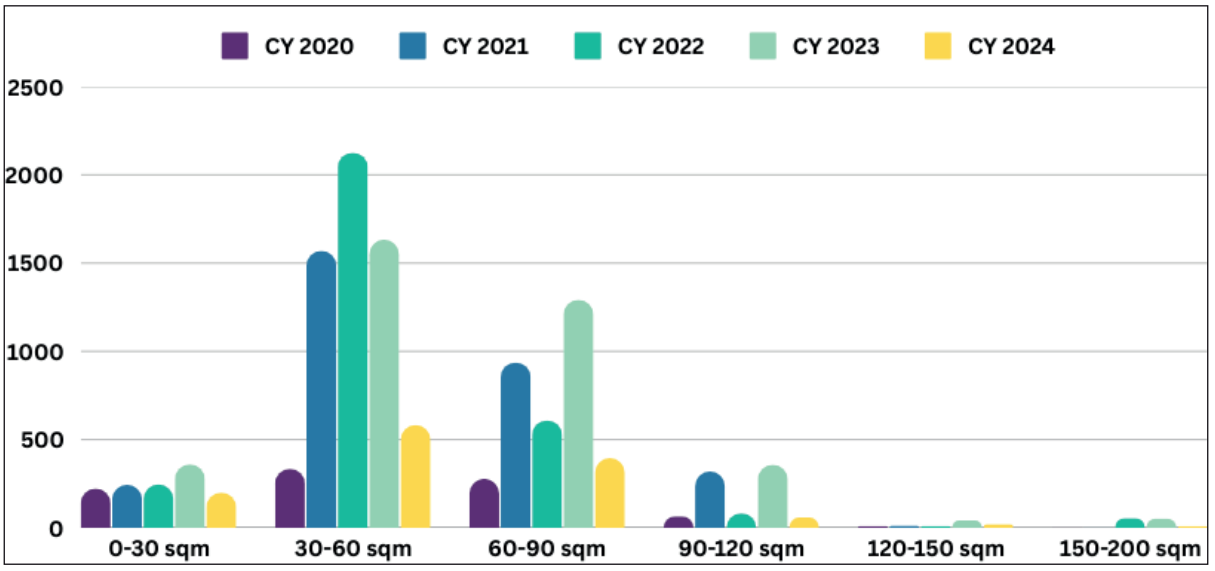
3.5 BHK & 4 BHK: With just 1 unit in 2024, supply has collapsed by 92.3% from the minimal previous average, showing catastrophic contraction in luxury configurations. This extraordinary withdrawal suggests comprehensive developer reassessment of ultra-premium formats, acknowledging extremely limited luxury market depth despite the area's improving infrastructure.

Shops: Supply has decreased significantly by 30.1% to 62 units, showing meaningful contraction in commercial integration. This notable reduction maintains substantial commercial presence while potentially allowing absorption of existing commercial inventory following exceptional previous integration in this mixed-use suburban development landscape.

The market is experiencing strategic configuration realignment with exceptional focus on mid-sized formats coupled with meaningful moderation across other segments, creating enhanced mid-market opportunities while suggesting developers are decisively elevating the product mix toward versatile configurations that optimally balance functionality with affordability in this evolving micro-market.

400067 (Kandivali West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	222	243	246	359	199
30-60 sqm	335	1570	2126	1632	583
60-90 sqm	278	937	609	1291	395
90-120 sqm	65	319	81	358	59
120-150 sqm	10	13	11	41	20
150-200 sqm	1	2	55	53	10

0-30 sqm: Supply has decreased significantly by 29.6% to 199 units in 2024 compared to the previous 3-year average of 282.67 units, showing substantial contraction in micro-housing. This notable reduction suggests strategic developer reassessment of extremely compact formats in Kandivali West following years of exceptional expansion, potentially responding to evolving buyer preferences while maintaining meaningful presence in this affordable segment.

30-60 sqm: With just 583 units in 2024, supply has collapsed by 67.2% from the previous substantial average, showing catastrophic contraction in compact apartments. This extraordinary reduction suggests comprehensive supply moderation following unprecedented previous expansion, potentially allowing absorption of substantial existing inventory while maintaining meaningful presence in this historically dominant affordable segment.

60-90 sqm: Supply has decreased dramatically by 58.2% to 395 units, showing extraordinary contraction in mid-sized apartments. This remarkable reduction indicates strategic recalibration following exceptional previous growth, potentially allowing inventory absorption while maintaining significant developer presence in versatile formats that balance efficiency with spaciousness.

90-120 sqm: With just 59 units in 2024, supply has collapsed by 76.6% from the previous average, showing catastrophic contraction in premium mid-sized formats. This extraordinary reduction

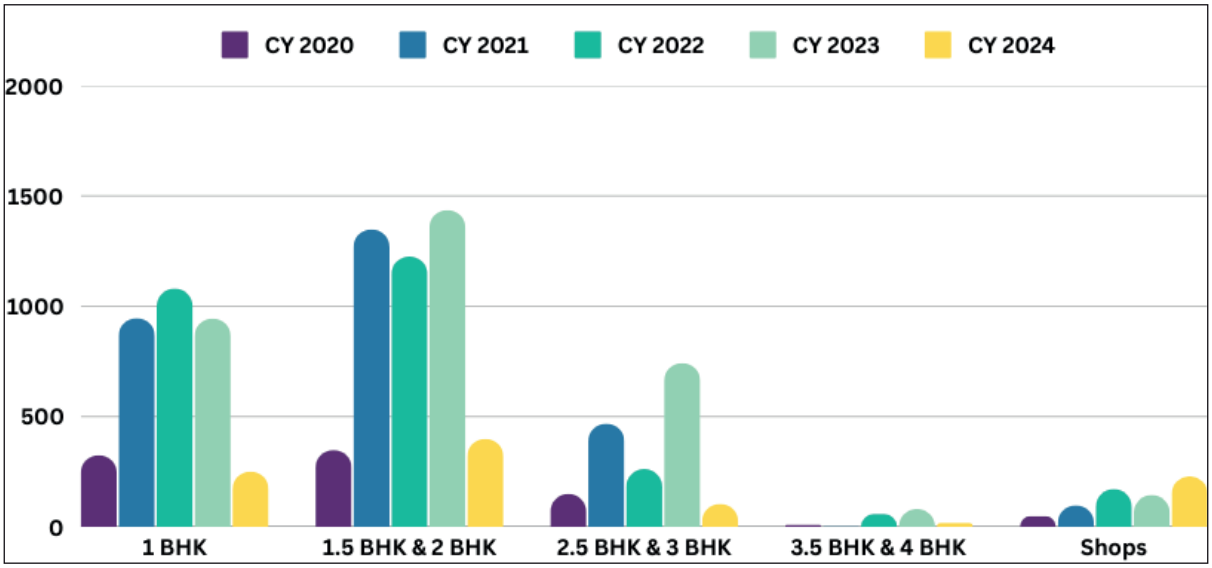
suggests comprehensive developer withdrawal from premium formats following previous exceptional expansion, potentially indicating strategic reorientation toward more affordable alternatives in this predominantly mid-market western suburb.

120-150 sqm: Supply has decreased marginally by 7.7% to 20 units, showing remarkable stability in luxury segments. This relative consistency demonstrates sustained selective developer interest in premium formats in prime locations of Kandivali West, targeting affluent buyers seeking spacious residences in this increasingly premium western suburb.

150-200 sqm: With just 10 units in 2024, supply has decreased dramatically by 72.7% from the previous average, showing extraordinary contraction in ultra-luxury segments. This remarkable reduction suggests strategic developer withdrawal from ultra-premium formats following exceptional recent activity, maintaining minimal selective presence in this niche segment.

The market is experiencing comprehensive contraction across nearly all segments following years of extraordinary expansion, creating strategic absorption opportunities for homebuyers while suggesting developers are decisively recalibrating supply to address potential inventory concerns in this historically high-growth western micro-market.

Analysis of New Supply by Configuration



400067	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	911	3118	3182	3742	1274
1 BHK	325	946	1080	944	251
1.5 BHK & 2 BHK	348	1348	1225	1436	399
2.5 BHK & 3 BHK	149	468	262	743	105
3.5 BHK & 4 BHK	10	4	58	81	19
Shops	48	98	171	144	229

1 BHK: Supply has collapsed by 74.6% to just 251 units in 2024 compared to the previous 3-year average of 990 units, showing catastrophic contraction in starter homes. This extraordinary reduction suggests comprehensive supply moderation following years of unprecedented expansion, potentially allowing absorption of substantial existing inventory while maintaining meaningful presence in this historically significant compact segment.

1.5 BHK & 2 BHK: With just 399 units in 2024, supply has decreased dramatically by 70.1% from the previous substantial average, showing extraordinary contraction in mid-sized configurations. This remarkable reduction indicates strategic recalibration following exceptional previous growth, potentially allowing inventory absorption while maintaining significant developer presence in these versatile formats that traditionally define Kandivali West's residential character.

2.5 BHK & 3 BHK: Supply has collapsed by 78.6% to just 105 units, showing catastrophic contraction in family-sized apartments. This extraordinary reduction suggests comprehensive supply moderation following years of exceptional activity, potentially allowing absorption of substantial existing inventory while maintaining selective presence in premium family formats in prime locations.

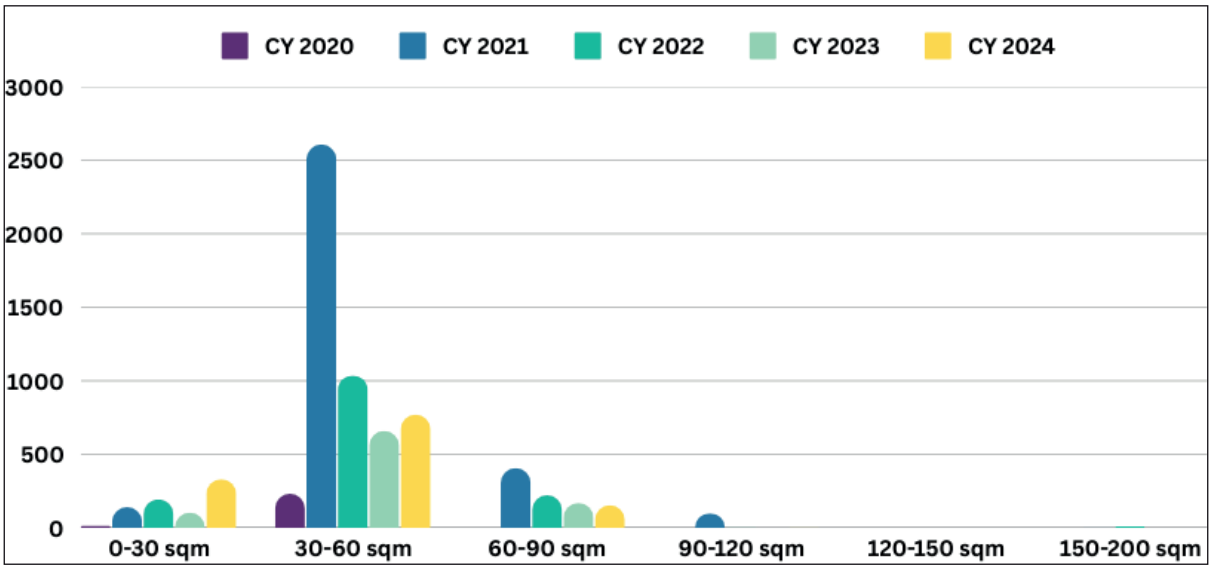
3.5 BHK & 4 BHK: With just 19 units in 2024, supply has decreased substantially by 60.1% from the previous average, showing significant contraction in luxury configurations. This notable reduction maintains selective developer presence in ultra-premium formats in prime locations of Kandivali West, targeting affluent buyers seeking luxury living experiences in this evolving western suburb.

Shops: Supply has increased substantially by 66.3% to 229 units, showing significant growth in commercial integration. This remarkable expansion strategically enhances mixed-use development appeal in Kandivali West, leveraging the area's strengthening commercial character and robust retail potential along key corridors like S.V. Road and Link Road.

The market is experiencing comprehensive configuration recalibration with extraordinary residential contraction coupled with significant commercial expansion, creating enhanced negotiation opportunities for homebuyers while suggesting developers are strategically balancing inventory absorption with continued diversification toward mixed-use development in this established western micro-market.

400068 (Dahisar)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	15	141	193	104	331
30-60 sqm	232	2606	1036	659	770
60-90 sqm	1	406	222	168	154
90-120 sqm	0	99	3	0	3
120-150 sqm	0	1	1	1	1
150-200 sqm	0	2	10	0	1

0-30 sqm: Supply has increased extraordinarily by 126.7% to 331 units in 2024 compared to the previous 3-year average of 146 units, showing remarkable growth in micro-housing. This exceptional expansion indicates transformative developer focus on extremely compact affordable configurations in Dahisar, targeting first-time homebuyers and investors leveraging the area's improved metro connectivity and relative affordability at Mumbai's northern periphery.

30-60 sqm: With 770 units in 2024, supply has decreased significantly by 46.3% from the previous substantial average, showing meaningful contraction in compact apartments. This notable reduction maintains robust developer presence in efficiently designed affordable housing while potentially allowing absorption of exceptional previous inventory following unprecedented supply in 2021.

60-90 sqm: Supply has decreased substantially by 42% to 154 units, showing significant contraction in mid-sized apartments. This meaningful reduction suggests calibrated supply moderation while maintaining moderate developer presence in versatile formats that balance efficiency with spaciousness in this predominantly affordable northern suburb.

90-120 sqm: With just 3 units in 2024, supply has collapsed by 91.2% from the previous average, showing catastrophic contraction in premium mid-sized formats. This extraordinary reduction

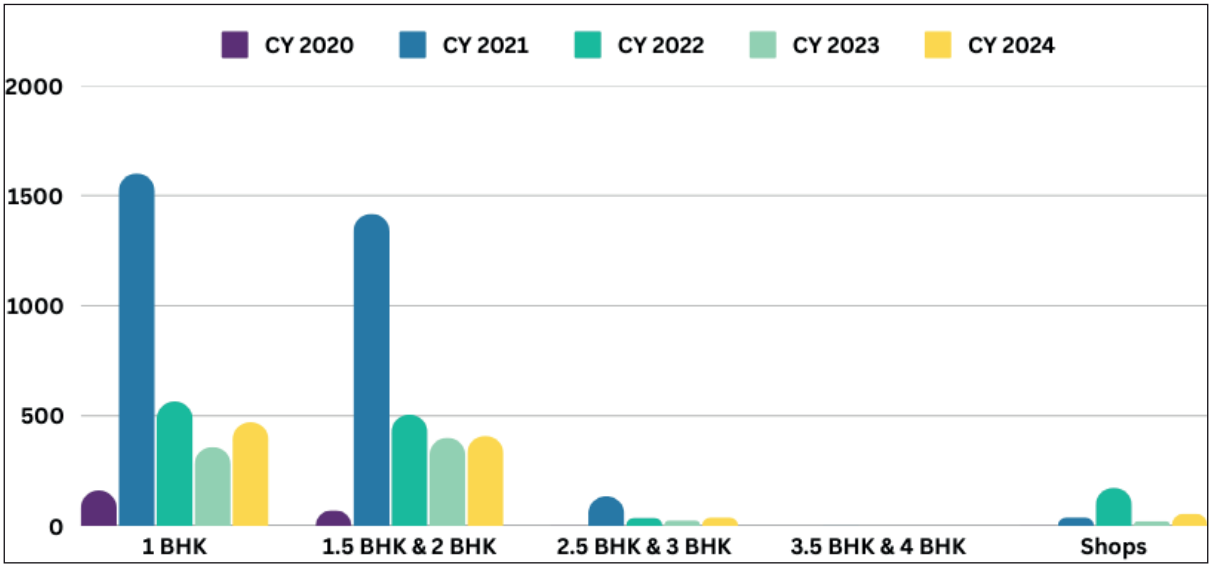
indicates minimal developer interest in premium formats in Dahisar, acknowledging limited luxury market depth in this predominantly affordable northern suburb despite improving infrastructure.

120-150 sqm: Supply remains unchanged at just 1 unit in 2024, showing remarkable consistency in minimal luxury presence. This consistent minimal presence maintains token developer interest in luxury segments while confirming Dahisar's established positioning as a predominantly affordable destination with extremely limited premium market alignment.

150-200 sqm: With just 1 unit in 2024, supply has decreased significantly by 75% from the minimal previous average, showing substantial contraction in ultra-luxury segments. This notable reduction reinforces Dahisar's firmly established affordable market positioning with virtually non-existent ultra-premium segment despite the area's infrastructure improvements.

The market is experiencing strategic rebalancing with extraordinary growth in extremely compact formats coupled with meaningful contraction across other segments, creating enhanced affordable housing opportunities while suggesting developers are decisively refocusing on Dahisar's core strengths as Mumbai's northern affordable housing gateway.

Analysis of New Supply by Configuration



400068	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	248	3282	1466	933	1263
1 BHK	161	1600	565	359	471
1.5 BHK & 2 BHK	70	1417	505	400	409
2.5 BHK & 3 BHK	1	135	37	26	39
3.5 BHK & 4 BHK	0	2	0	0	0
Shops	1	39	173	21	55

1 BHK: Supply has decreased substantially by 44% to 471 units in 2024 compared to the previous 3-year average of 841.33 units, showing significant contraction in starter homes. This meaningful reduction maintains robust developer presence in compact configurations that enhance accessibility in Dahisar, potentially allowing absorption of exceptional previous inventory while continuing to target first-time homebuyers in this affordability-focused northern suburb.

1.5 BHK & 2 BHK: With 409 units in 2024, supply has decreased significantly by 47.2% from the previous substantial average, showing meaningful contraction in mid-sized configurations. This notable reduction maintains substantial developer presence in versatile formats that balance efficiency with functionality, potentially allowing inventory absorption while continuing to appeal to young families seeking value-oriented housing in this northern suburb.

2.5 BHK & 3 BHK: Supply has decreased substantially by 40.9% to 39 units, showing significant contraction in family-sized apartments. This meaningful reduction maintains minimal developer presence in premium family formats while acknowledging Dahisar's firmly established positioning as a predominantly affordable destination with limited premium market potential.

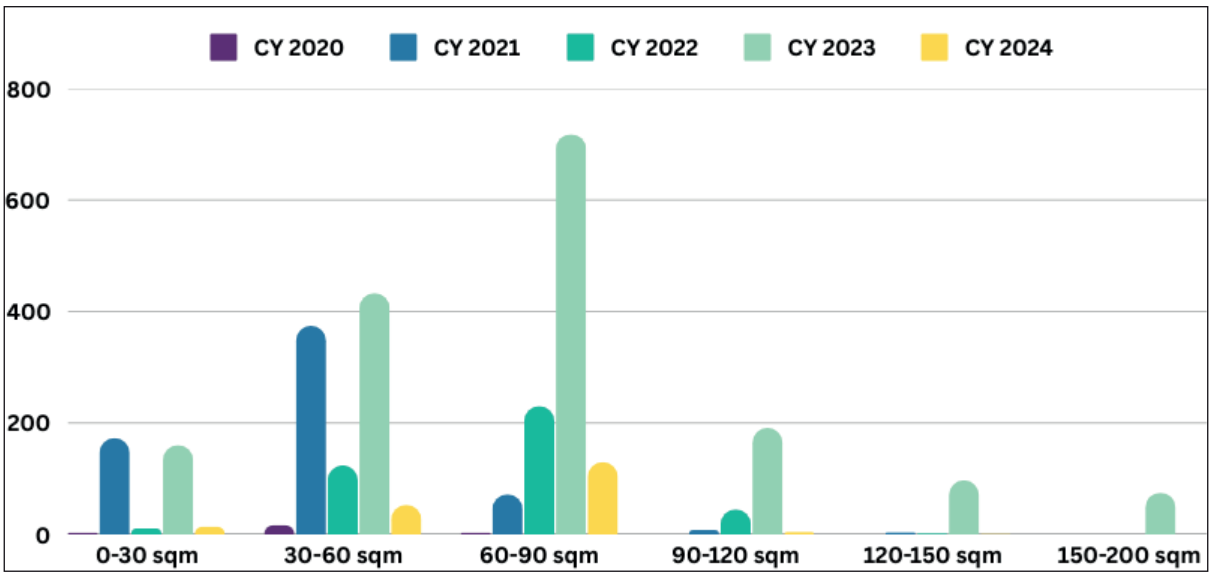
3.5 BHK & 4 BHK: Supply has completely vanished with zero units in 2024, showing total elimination of luxury configurations. This continued absence confirms Dahisar's firmly established affordable market positioning with virtually non-existent ultra-premium segment despite the area's infrastructure improvements including metro connectivity.

Shops: With 55 units in 2024, supply has decreased significantly by 29.2% from the previous average, showing meaningful contraction in commercial integration. This notable reduction maintains substantial commercial presence while potentially allowing absorption of previous commercial inventory following exceptional activity in 2022.

The market is experiencing comprehensive configuration recalibration with meaningful contraction across all segments, creating enhanced negotiation opportunities for homebuyers while suggesting developers are strategically moderating supply to facilitate inventory absorption following exceptional previous expansion in this northern gateway micro-market with firmly established affordable positioning.

400069 (Andheri East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	3	173	11	160	14
30-60 sqm	17	374	124	433	53
60-90 sqm	3	72	230	718	130
90-120 sqm	0	8	45	191	5
120-150 sqm	0	4	2	97	1
150-200 sqm	0	0	0	75	0

0-30 sqm: Supply has collapsed by 87.8% to just 14 units in 2024 compared to the previous 3-year average of 114.67 units, showing catastrophic contraction in micro-housing. This extraordinary reduction suggests comprehensive developer withdrawal from extremely compact formats in Andheri East following exceptional activity in 2021 and 2023, potentially allowing absorption of substantial existing inventory in this traditionally compact segment.

30-60 sqm: With just 53 units in 2024, supply has collapsed by 82.9% from the previous substantial average, showing catastrophic contraction in compact apartments. This extraordinary reduction suggests comprehensive developer withdrawal from traditional affordable configurations following unprecedented previous expansion, potentially allowing absorption of substantial existing inventory following exceptional supply in 2023.

60-90 sqm: Supply has decreased dramatically by 61.8% to 130 units, showing extraordinary contraction in mid-sized apartments. This remarkable reduction maintains meaningful developer presence in versatile formats that balance efficiency with spaciousness, potentially allowing inventory absorption following exceptional previous growth while continuing selective development in this key mid-market segment.

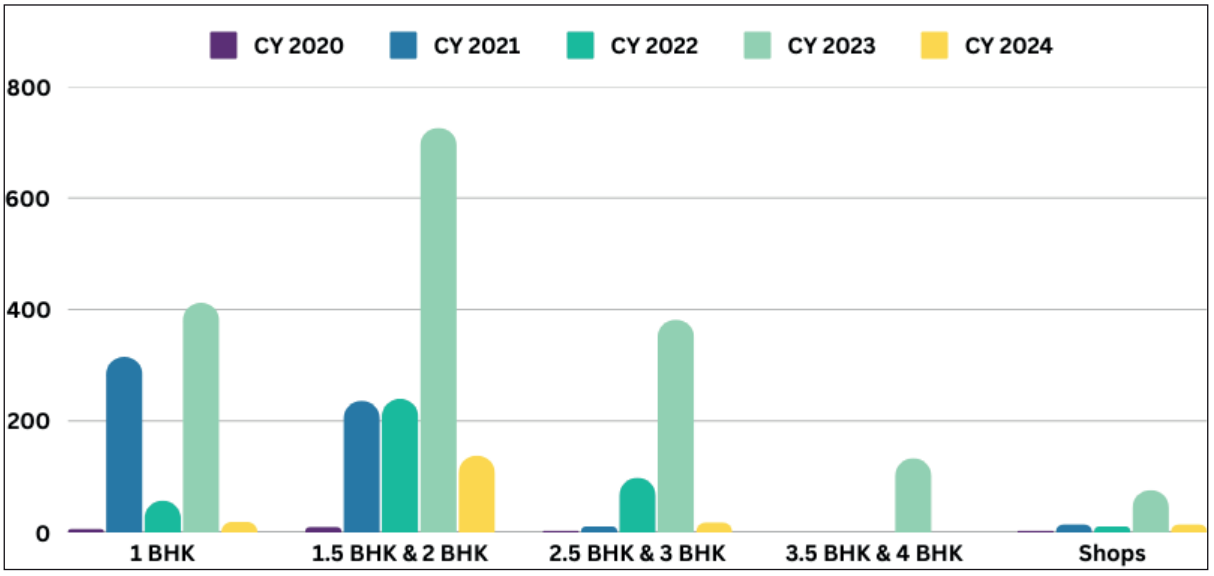
90-120 sqm: With just 5 units in 2024, supply has collapsed by 93.9% from the previous average, showing catastrophic contraction in premium mid-sized formats. This extraordinary reduction suggests comprehensive developer withdrawal from premium formats following exceptional expansion in 2023, potentially indicating strategic recalibration to address potential inventory concerns.

120-150 sqm: Supply has nearly vanished with a 97.1% reduction to just 1 unit, showing catastrophic contraction in luxury segments. This extraordinary reduction suggests comprehensive developer withdrawal from premium formats following exceptional activity in 2023, potentially allowing absorption of luxury inventory in this commercial-focused eastern suburb.

150-200 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of ultra-luxury segments. This extraordinary withdrawal indicates comprehensive developer reassessment of ultra-premium formats following brief experimentation in 2023, confirming limited sustained luxury market depth despite Andheri East's strong commercial credentials.

The market is experiencing comprehensive contraction across all segments following years of exceptional expansion, creating strategic absorption opportunities for homebuyers while suggesting developers are decisively recalibrating supply to address potential inventory concerns in this historically volatile eastern micro-market.

Analysis of New Supply by Configuration



400069	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	23	645	412	1850	204
1 BHK	7	315	57	412	19
1.5 BHK & 2 BHK	10	236	240	726	138
2.5 BHK & 3 BHK	3	11	98	382	18
3.5 BHK & 4 BHK	0	0	0	133	0
Shops	3	15	11	76	15

1 BHK: Supply has collapsed by 92.7% to just 19 units in 2024 compared to the previous 3-year average of 261.33 units, showing catastrophic contraction in starter homes. This extraordinary reduction suggests comprehensive developer withdrawal from compact configurations following exceptional previous expansion, potentially allowing absorption of substantial existing inventory while maintaining minimal selective presence in this traditionally significant segment.

1.5 BHK & 2 BHK: With 138 units in 2024, supply has decreased dramatically by 65.6% from the previous substantial average, showing extraordinary contraction in mid-sized configurations. This remarkable reduction maintains meaningful developer presence in versatile formats that balance efficiency with functionality, potentially allowing inventory absorption while continuing selective development in these traditionally dominant configurations in Andheri East.

2.5 BHK & 3 BHK: Supply has collapsed by 89% to just 18 units, showing catastrophic contraction in family-sized apartments. This extraordinary reduction suggests comprehensive developer withdrawal from premium family formats following exceptional expansion in 2023, potentially allowing absorption of substantial existing inventory in this evolving premium segment.

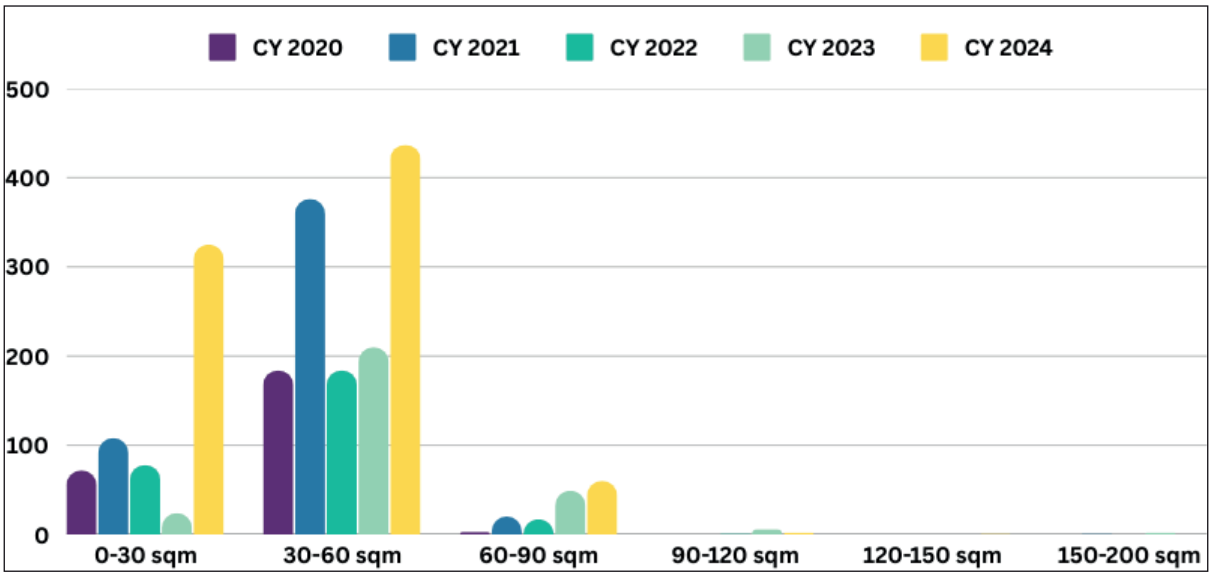
3.5 BHK & 4 BHK: Supply has completely vanished with zero units in 2024, showing total elimination of luxury configurations. This extraordinary withdrawal indicates comprehensive developer reassessment of ultra-premium formats following brief experimentation in 2023, confirming limited sustained luxury market depth despite Andheri East's improving premium characteristics.

Shops: With 15 units in 2024, supply has decreased substantially by 55.9% from the previous average, showing significant contraction in commercial integration. This notable reduction maintains meaningful commercial presence while potentially allowing absorption of previous commercial inventory following exceptional activity in 2023.

The market is experiencing comprehensive configuration recalibration with extraordinary contraction across all segments, creating enhanced negotiation opportunities for homebuyers while suggesting developers are strategically moderating supply to facilitate inventory absorption following exceptional previous expansion in this commercially driven eastern micro-market.

400070 (Kurla West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	72	108	78	24	325
30-60 sqm	184	376	184	210	437
60-90 sqm	3	20	17	49	60
90-120 sqm	0	0	1	6	2
120-150 sqm	0	0	0	0	1
150-200 sqm	0	1	0	2	0

0-30 sqm: Supply has exploded with an extraordinary 364.3% increase to 325 units in 2024 compared to the previous 3-year average of 70 units, showing unprecedented growth in micro-housing. This remarkable expansion indicates transformative developer focus on extremely compact affordable configurations in Kurla West, targeting young professionals and first-time homebuyers leveraging the area's exceptional connectivity advantages including direct metro access and proximity to BKC.

30-60 sqm: With 437 units in 2024, supply has increased substantially by 70.3% from the previous average, showing significant growth in compact apartments. This notable expansion demonstrates robust developer confidence in efficiently designed affordable housing in Kurla West, leveraging the area's strategic location advantages while offering optimal entry-level living spaces in this increasingly dynamic central suburb.

60-90 sqm: Supply has more than doubled with a 109.3% increase to 60 units, showing extraordinary growth in mid-sized apartments. This remarkable expansion indicates emerging developer confidence in mid-market potential in Kurla West, offering enhanced living spaces that balance affordability with spaciousness in this evolving central location with improving infrastructure.

90-120 sqm: With just 2 units in 2024, supply has decreased marginally by 14.2% from the previous minimal average, showing remarkable stability in premium mid-sized formats. This consistent

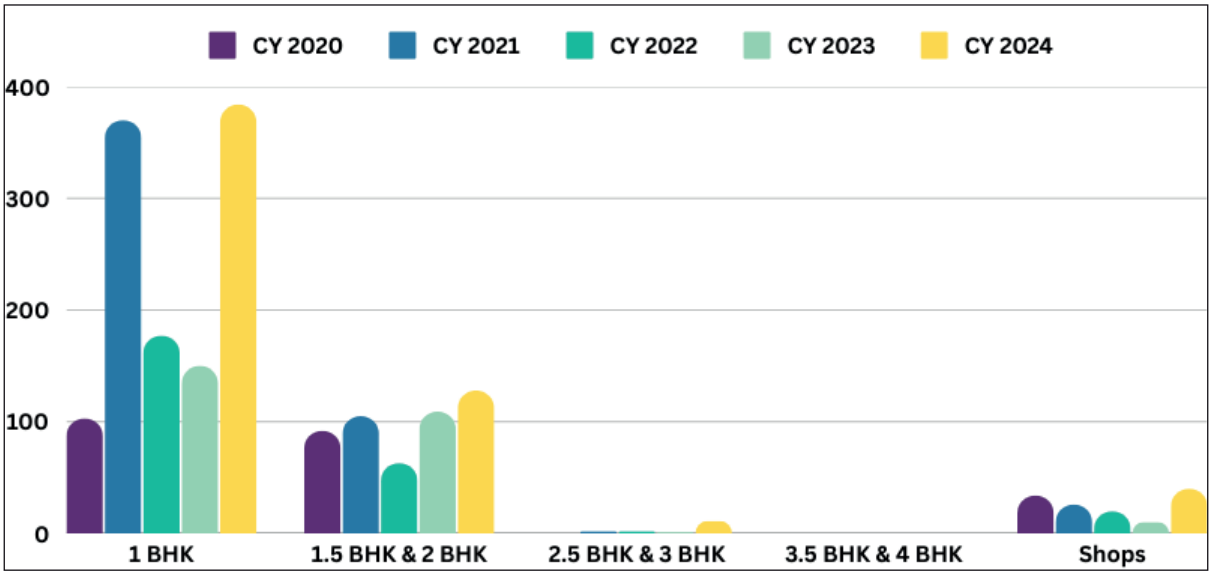
minimal presence maintains token developer interest in premium formats while confirming Kurla West's firmly established positioning as a predominantly affordable destination with extremely limited premium market alignment.

120-150 sqm: Supply has emerged with 1 unit in 2024, representing a new experimental luxury segment. This token presence suggests initial exploratory developer interest in premium formats in select prime locations of Kurla West, potentially testing evolving market demand in this traditionally affordable central suburb with improving infrastructure.

150-200 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of ultra-luxury segments. This withdrawal confirms Kurla West's firmly established affordable market positioning with virtually non-existent ultra-premium segment despite the area's strategic central location and infrastructure improvements.

The market is experiencing comprehensive expansion across affordable and mid-market segments with extraordinary emphasis on compact formats, creating diverse entry-level housing opportunities while suggesting developers anticipate sustained demand growth in this strategically located central micro-market with exceptional connectivity advantages.

Analysis of New Supply by Configuration



400070	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	260	552	280	292	827
1 BHK	103	370	177	150	384
1.5 BHK & 2 BHK	92	105	63	109	128
2.5 BHK & 3 BHK	0	2	2	1	11
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	34	26	20	10	40

1 BHK: Supply has increased substantially by 65.3% to 384 units in 2024 compared to the previous 3-year average of 232.33 units, showing significant growth in starter homes. This remarkable expansion demonstrates robust developer confidence in compact configurations that enhance accessibility in Kurla West, attracting young professionals and investors leveraging the area's exceptional connectivity advantages and relative affordability.

1.5 BHK & 2 BHK: With 128 units in 2024, supply has increased moderately by 38.6% from the previous average, showing meaningful growth in mid-sized configurations. This notable expansion indicates strengthening developer belief in versatile formats that balance efficiency with functionality, appealing to young families and professionals seeking optimal value in this well-connected central suburb with direct access to employment hubs.

2.5 BHK & 3 BHK: Supply has increased extraordinarily by 558.7% to 11 units, showing unprecedented growth in family-sized apartments. This remarkable expansion indicates emerging developer experimentation with premium family formats in select prime locations of Kurla West, potentially testing evolving market demand in this traditionally affordable central suburb with improving infrastructure.

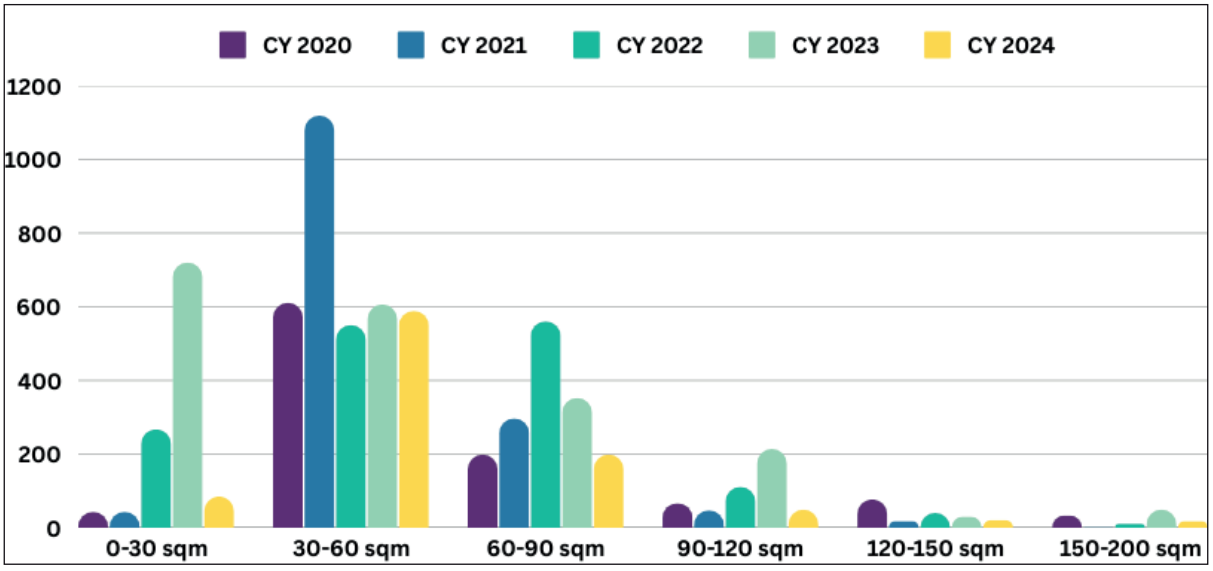
3.5 BHK & 4 BHK: Supply remains completely absent with zero units in 2024, showing continued elimination of luxury configurations. This continued absence confirms Kurla West's firmly established affordable market positioning with non-existent ultra-premium segment despite the area's strategic central location and improving neighbourhood characteristics.

Shops: With 40 units in 2024, supply has more than doubled with a 114.2% increase from the previous average, showing extraordinary growth in commercial integration. This remarkable expansion strategically enhances mixed-use development appeal in Kurla West, leveraging the area's strengthening commercial character and robust retail potential along key transit corridors.

The market is experiencing comprehensive configuration expansion with extraordinary emphasis on compact formats coupled with meaningful commercial integration, creating enhanced affordable living opportunities while suggesting developers are strategically positioning for sustained demand growth in compact configurations that perfectly align with Kurla West's identity as an increasingly dynamic central micro-market with exceptional connectivity advantages.

400071 (Chembur)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	43	43	267	720	85
30-60 sqm	611	1119	550	606	589
60-90 sqm	199	297	560	352	199
90-120 sqm	67	47	111	214	49
120-150 sqm	77	18	40	30	21
150-200 sqm	33	2	11	49	18

0-30 sqm: Supply has collapsed by 75.2% to just 85 units in 2024 compared to the previous 3-year average of 343.33 units, showing catastrophic contraction in micro-housing. This extraordinary reduction suggests comprehensive developer withdrawal from extremely compact formats in Chembur following exceptional expansion in 2023, potentially allowing absorption of substantial existing inventory in this traditionally limited segment.

30-60 sqm: With 589 units in 2024, supply has decreased moderately by 22.3% from the previous average, showing meaningful contraction in compact apartments. This notable reduction maintains robust developer presence in efficiently designed affordable housing in Chembur, potentially allowing calibrated inventory management while continuing to leverage the area's exceptional connectivity advantages and improving infrastructure.

60-90 sqm: Supply has decreased substantially by 50.6% to 199 units, showing significant contraction in mid-sized apartments. This notable reduction maintains meaningful developer presence in versatile formats that balance efficiency with spaciousness, potentially allowing inventory absorption following exceptional previous growth while continuing selective development in this traditionally strong segment in Chembur.

90-120 sqm: With just 49 units in 2024, supply has decreased dramatically by 60.5% from the previous average, showing extraordinary contraction in premium mid-sized formats. This remarkable

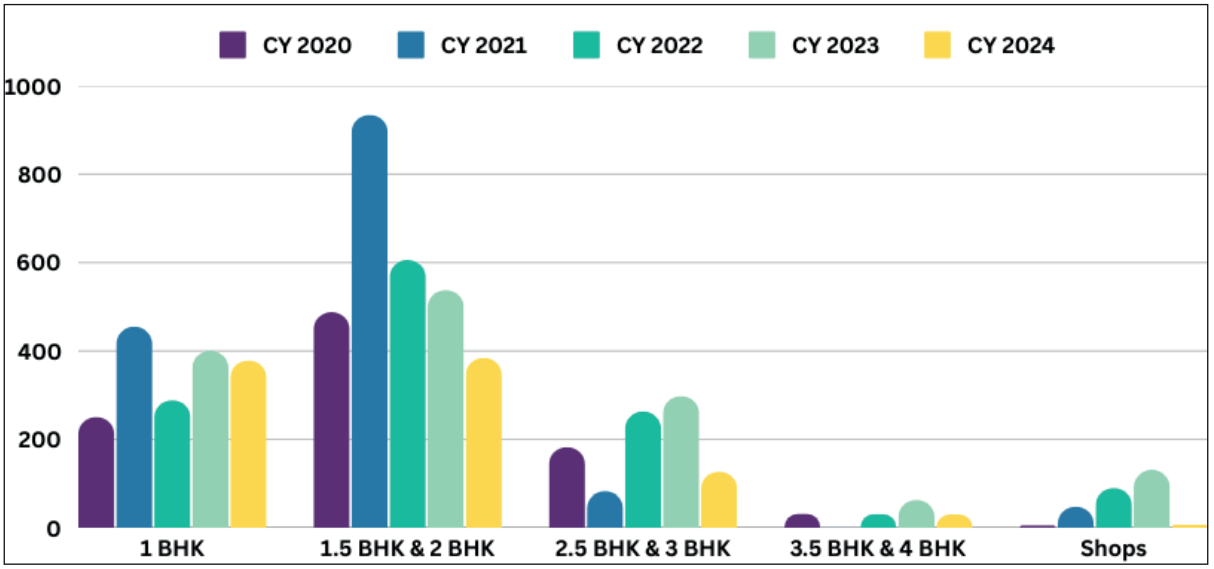
reduction maintains selective developer presence in premium formats in prime locations of Chembur, potentially allowing calibrated inventory management following exceptional expansion in 2023.

120-150 sqm: Supply has decreased moderately by 28.4% to 21 units, showing meaningful contraction in luxury segments. This notable reduction maintains selective developer interest in premium formats in prime locations of Chembur, targeting affluent buyers seeking spacious residences in this increasingly premium eastern suburb with exceptional connectivity advantages.

150-200 sqm: With 18 units in 2024, supply has decreased marginally by 12.9% from the previous average, showing remarkable stability in ultra-luxury segments. This relative consistency demonstrates sustained selective developer interest in ultra-premium formats in premier locations of Chembur, targeting wealthy buyers seeking luxury living experiences in this evolving eastern suburb with improving premium characteristics.

The market is experiencing calibrated contraction across all segments following years of exceptional expansion, creating enhanced negotiation opportunities for homebuyers while suggesting developers are strategically moderating supply to facilitate inventory absorption while maintaining meaningful presence across diverse segments in this established eastern micro-market.

Analysis of New Supply by Configuration



400071	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	1040	1542	1552	1992	979
1 BHK	251	455	289	401	379
1.5 BHK & 2 BHK	488	934	606	538	385
2.5 BHK & 3 BHK	183	83	263	298	127
3.5 BHK & 4 BHK	32	1	31	63	30
Shops	6	48	90	131	7

1 BHK: Supply has remained remarkably stable with a marginal 0.7% decrease to 379 units in 2024 compared to the previous 3-year average of 381.67 units, showing extraordinary consistency in starter homes. This remarkable stability demonstrates sustained robust developer confidence in compact configurations that enhance accessibility in Chembur, attracting young professionals and investors leveraging the area's exceptional connectivity advantages including direct metro access and the Eastern Freeway.

1.5 BHK & 2 BHK: With 385 units in 2024, supply has decreased substantially by 44.4% from the previous substantial average, showing significant contraction in mid-sized configurations. This notable reduction maintains robust developer presence in versatile formats that balance efficiency with functionality, potentially allowing inventory absorption following exceptional previous activity while continuing meaningful development in these traditionally dominant configurations in Chembur.

2.5 BHK & 3 BHK: Supply has decreased substantially by 40.8% to 127 units, showing significant contraction in family-sized apartments. This notable reduction maintains meaningful developer presence in premium family formats, potentially allowing calibrated inventory management while continuing to target established families seeking spacious residences in this increasingly premium eastern suburb.

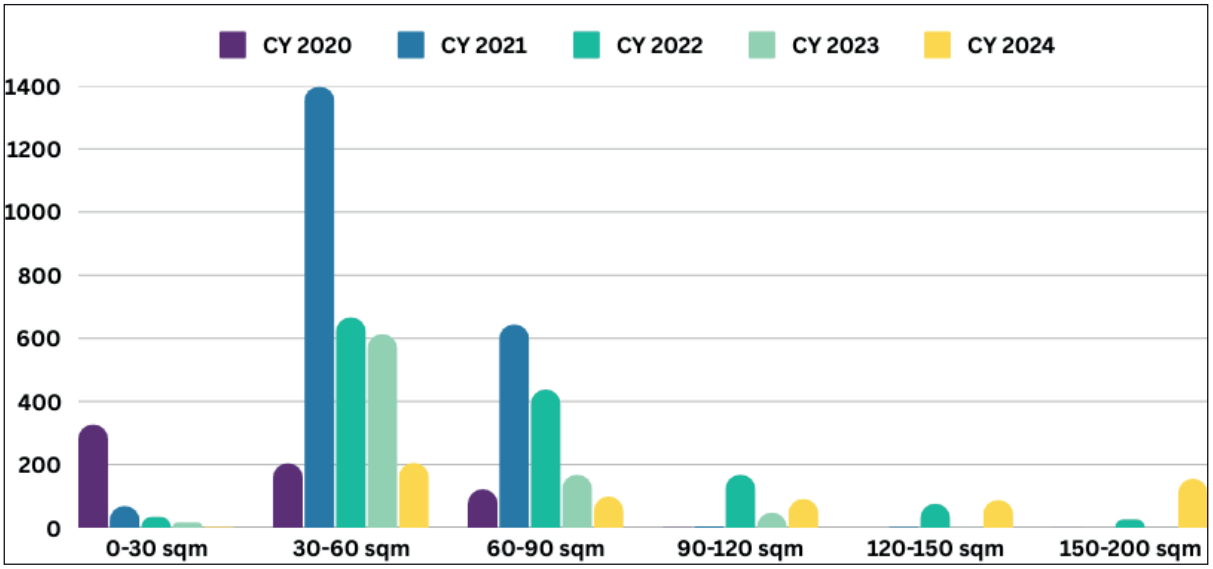
3.5 BHK & 4 BHK: With 30 units in 2024, supply has decreased marginally by 5.3% from the previous average, showing remarkable stability in luxury configurations. This relative consistency demonstrates sustained selective developer interest in ultra-premium formats in premier locations of Chembur, reflecting the area's evolving premium character and appeal to wealthy buyers seeking luxury living experiences.

Shops: Supply has collapsed by 92.2% to just 7 units, showing catastrophic contraction in commercial integration. This extraordinary reduction suggests comprehensive developer withdrawal from commercial integration following exceptional previous expansion, potentially allowing absorption of substantial existing commercial inventory while maintaining minimal selective presence in this segment.

The market is experiencing strategic configuration recalibration with remarkable stability in compact and luxury formats coupled with meaningful contraction in mid-sized segments, creating diverse opportunities across price points while suggesting developers are strategically balancing inventory absorption with continued product diversification in this established eastern micro-market with exceptional connectivity advantages.

400072 (Sakinaka/Chandivali)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	327	69	35	18	3
30-60 sqm	205	1398	667	614	206
60-90 sqm	122	644	438	168	99
90-120 sqm	2	5	168	48	92
120-150 sqm	0	3	76	1	88
150-200 sqm	1	0	27	0	155

0-30 sqm: Supply has collapsed by 92.6% to just 3 units in 2024 compared to the previous 3-year average of 40.67 units, showing catastrophic contraction in micro-housing. This extraordinary reduction suggests comprehensive developer withdrawal from extremely compact formats in Saki Naka-Chandivali, indicating a decisive strategic shift away from entry-level segments in this evolving eastern suburb.

30-60 sqm: With just 206 units in 2024, supply has collapsed by 76.9% from the previous substantial average, showing dramatic contraction in compact apartments. This remarkable reduction suggests comprehensive supply moderation following years of exceptional expansion, potentially allowing absorption of substantial existing inventory in this traditionally dominant affordable segment.

60-90 sqm: Supply has collapsed by 76.2% to just 99 units, showing dramatic contraction in mid-sized apartments. This remarkable reduction maintains selective developer presence in versatile formats while potentially allowing inventory absorption following exceptional previous expansion in this historically significant mid-market segment.

90-120 sqm: With 92 units in 2024, supply has increased moderately by 24.9% from the previous average, showing meaningful growth in premium mid-sized formats. This notable expansion indicates

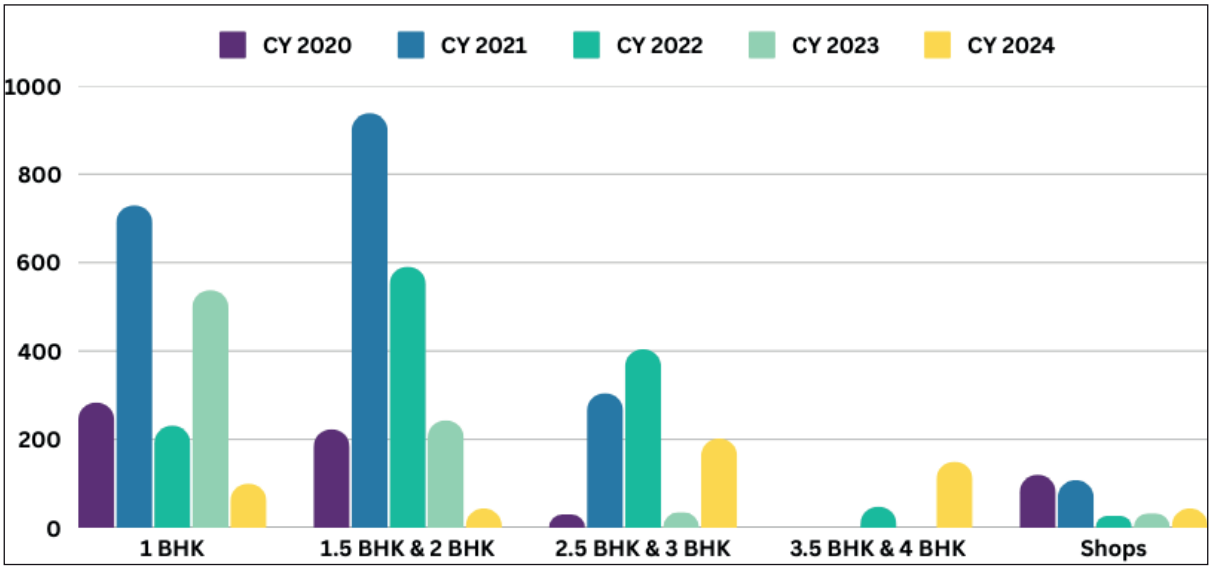
emerging developer confidence in premium formats in Saki Naka-Chandivali, targeting affluent buyers seeking spacious residences in this increasingly upmarket eastern suburb.

120-150 sqm: Supply has more than tripled with a 230% increase to 88 units, showing extraordinary growth in luxury segments. This remarkable expansion demonstrates transformative developer focus on premium formats in Saki Naka-Chandivali, targeting wealthy buyers seeking luxury living experiences in this rapidly evolving eastern suburb.

150-200 sqm: With 155 units in 2024, supply has exploded with an unprecedented 1622.2% increase from the minimal previous average, showing transformative growth in ultra-luxury segments. This extraordinary expansion indicates revolutionary developer repositioning toward ultra-premium formats in Saki Naka-Chandivali, representing a comprehensive strategic realignment toward luxury development in this rapidly transforming eastern suburb.

The market is experiencing extraordinary polarization with catastrophic contraction in affordable segments coupled with unprecedented expansion in premium and luxury formats, creating transformative premium living opportunities while suggesting developers are decisively repositioning Saki Naka-Chandivali as an emerging luxury micro-market leveraging its strategic location advantages near key business districts.

Analysis of New Supply by Configuration



400072	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	661	2121	1421	849	643
1 BHK	284	730	231	538	100
1.5 BHK & 2 BHK	223	938	591	243	44
2.5 BHK & 3 BHK	30	305	404	35	202
3.5 BHK & 4 BHK	0	0	48	0	150
Shops	120	108	27	33	44

1 BHK: Supply has collapsed by 80% to just 100 units in 2024 compared to the previous 3-year average of 499.67 units, showing dramatic contraction in starter homes. This remarkable reduction suggests comprehensive developer withdrawal from compact configurations following exceptional previous expansion, potentially allowing absorption of substantial existing inventory while maintaining selective presence in this traditionally significant affordable segment.

1.5 BHK & 2 BHK: With just 44 units in 2024, supply has collapsed by 92.6% from the previous substantial average, showing catastrophic contraction in mid-sized configurations. This extraordinary reduction suggests comprehensive developer withdrawal from traditional mid-sized formats following exceptional previous expansion, potentially indicating a strategic shift away from mid-market positioning in this evolving eastern suburb.

2.5 BHK & 3 BHK: Supply has decreased moderately by 18.5% to 202 units, showing remarkable stability in family-sized apartments. This relative consistency demonstrates sustained robust developer confidence in premium family formats in Saki Naka-Chandivali, targeting established families seeking spacious residences in this increasingly premium eastern suburb with improving infrastructure.

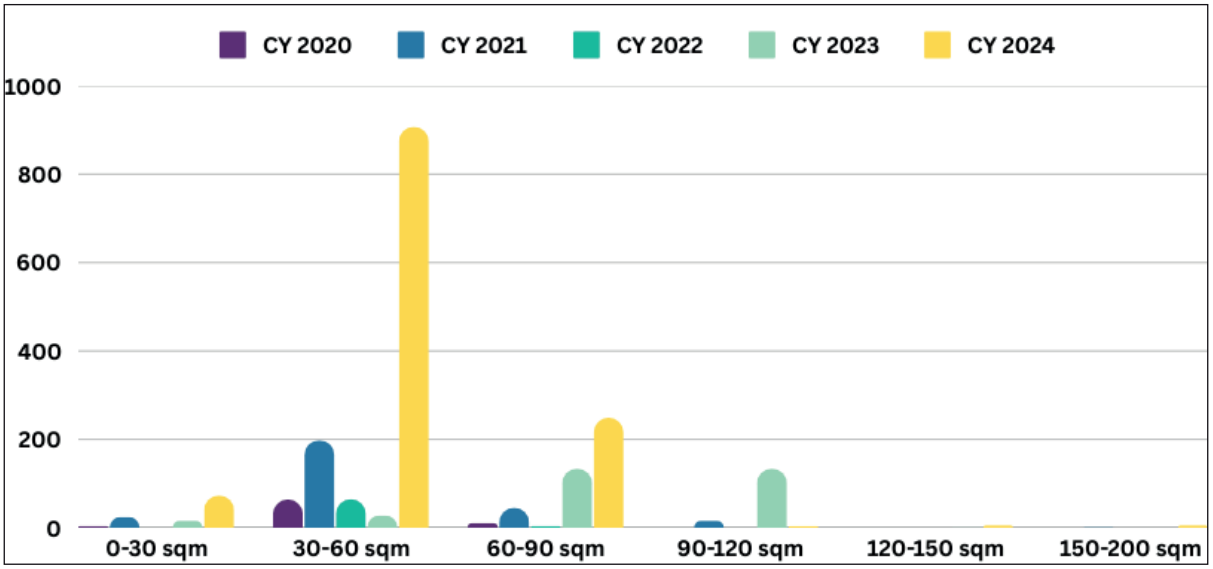
3.5 BHK & 4 BHK: With 150 units in 2024, supply has increased extraordinarily by 837.5% from the minimal previous average, showing transformative growth in luxury configurations. This unprecedented expansion indicates revolutionary developer repositioning toward ultra-premium formats in Saki Naka-Chandivali, targeting wealthy buyers seeking luxury living experiences in this rapidly transforming eastern suburb.

Shops: Supply has decreased moderately by 21.4% to 44 units, showing meaningful contraction in commercial integration. This notable reduction maintains substantial commercial presence while potentially allowing calibrated inventory management in this commercially significant eastern suburb with established retail corridors.

The market is experiencing extraordinary configuration realignment with dramatic contraction in compact and mid-sized formats coupled with unprecedented expansion in luxury segments, creating transformative premium living opportunities while suggesting developers are decisively repositioning Saki Naka-Chandivali as an emerging luxury micro-market leveraging its strategic location advantages and connectivity to key business districts.

400074 (Mahul)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	4	24	0	16	73
30-60 sqm	64	198	65	28	907
60-90 sqm	11	45	4	134	249
90-120 sqm	0	16	0	134	4
120-150 sqm	0	0	0	1	6
150-200 sqm	0	2	0	0	6

0-30 sqm: Supply has increased extraordinarily by 447.6% to 73 units in 2024 compared to the previous 3-year average of 13.33 units, showing transformative growth in micro-housing. This remarkable expansion indicates emerging developer focus on extremely compact affordable configurations in Mahul, targeting first-time homebuyers and investors leveraging the area's improving infrastructure and relative affordability in eastern Mumbai.

30-60 sqm: With 907 units in 2024, supply has exploded with an unprecedented 835.1% increase from the previous average, showing transformative growth in compact apartments. This extraordinary expansion demonstrates revolutionary developer confidence in efficiently designed affordable housing in Mahul, potentially capitalizing on redevelopment initiatives and infrastructure improvements while offering optimal entry-level living spaces in this emerging eastern suburb.

60-90 sqm: Supply has increased extraordinarily by 308.2% to 249 units, showing transformative growth in mid-sized apartments. This remarkable expansion indicates robust developer confidence in mid-market potential in Mahul, offering enhanced living spaces that balance affordability with spaciousness in this evolving eastern location with improving connectivity.

90-120 sqm: With just 4 units in 2024, supply has collapsed by 92% from the previous average, showing catastrophic contraction in premium mid-sized formats. This extraordinary reduction suggests

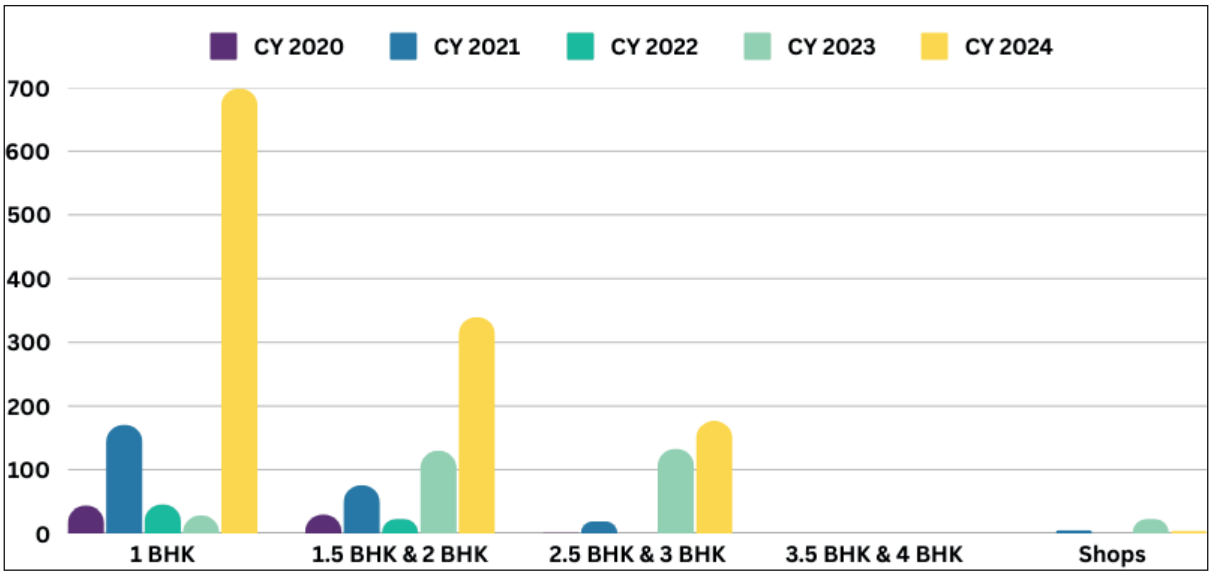
comprehensive developer withdrawal from premium formats following experimental expansion in 2023, reaffirming Mahul's primary positioning as an affordable housing destination with limited premium market depth.

120-150 sqm: Supply has increased extraordinarily from a minimal base to 6 units, showing emerging experimental interest in luxury segments. This token presence suggests initial exploratory developer interest in premium formats in select locations of Mahul, potentially testing evolving market potential in this traditionally industrial-adjacent eastern suburb.

150-200 sqm: With 6 units in 2024, supply has increased substantially from a minimal previous base, showing emerging experimental interest in ultra-luxury segments. This token presence indicates initial exploratory developer positioning in ultra-premium formats in select prime locations, potentially testing evolving market potential in this transforming eastern suburb.

The market is experiencing revolutionary expansion across affordable and mid-market segments with comprehensive strategic focus on compact formats, creating unprecedented affordable housing opportunities while suggesting developers are decisively repositioning Mahul as an emerging residential micro-market leveraging improving infrastructure and relative affordability in eastern Mumbai.

Analysis of New Supply by Configuration



400074	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	79	387	69	314	1256
1 BHK	44	171	46	28	699
1.5 BHK & 2 BHK	30	76	23	130	340
2.5 BHK & 3 BHK	1	19	0	133	177
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	5	0	23	4

1 BHK: Supply has exploded with an unprecedented 756% increase to 699 units in 2024 compared to the previous 3-year average of 81.67 units, showing transformative growth in starter homes. This extraordinary expansion demonstrates revolutionary developer confidence in compact configurations in Mahul, attracting first-time homebuyers and investors leveraging the area's improving infrastructure and relative affordability within the eastern suburbs.

1.5 BHK & 2 BHK: With 340 units in 2024, supply has increased extraordinarily by 345.4% from the previous average, showing transformative growth in mid-sized configurations. This remarkable expansion indicates robust developer confidence in versatile formats that balance efficiency with functionality in Mahul, appealing to young families seeking optimal value in this emerging eastern suburb with improving connectivity to employment hubs.

2.5 BHK & 3 BHK: Supply has increased extraordinarily by 249.3% to 177 units, showing transformative growth in family-sized apartments. This remarkable expansion indicates emerging developer confidence in premium family formats in Mahul, potentially targeting established families seeking spacious yet affordable residences in this evolving eastern suburb with improving neighbourhood characteristics.

3.5 BHK & 4 BHK: Supply remains completely absent with zero units in 2024, showing continued elimination of luxury configurations. This continued absence confirms Mahul's firmly established affordable market positioning with non-existent ultra-premium segment, acknowledging the area's predominant appeal to mid-market buyers rather than luxury seekers.

Shops: With just 4 units in 2024, supply has decreased substantially by 57.1% from the previous average, showing significant contraction in commercial integration. This notable reduction maintains minimal commercial presence while suggesting selective developer focus on residential development rather than mixed-use formats in this predominantly residential-focused eastern suburb.

The market is experiencing revolutionary configuration expansion with extraordinary emphasis on affordable and mid-market formats, creating unprecedented affordable living opportunities while suggesting developers are decisively repositioning Mahul as an emerging residential micro-market catering predominantly to first-time homebuyers and young families seeking value-oriented housing in eastern Mumbai.

400075 (Ghatkopar East)

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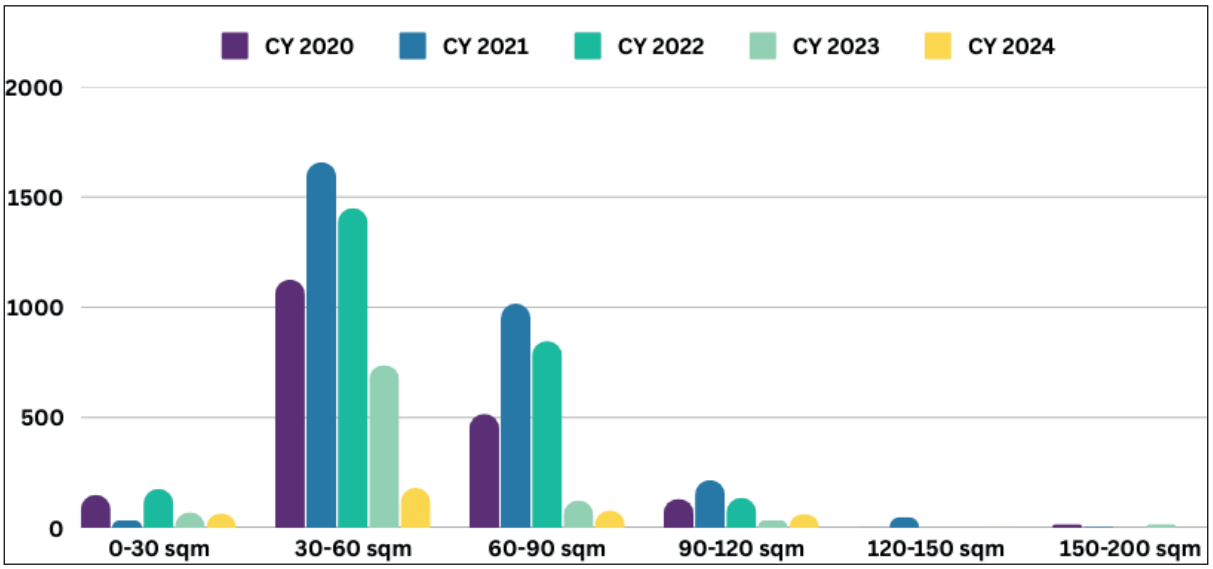
Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	150	34	177	70	66
30-60 sqm	1125	1657	1449	738	181
60-90 sqm	516	1016	846	124	79
90-120 sqm	132	216	136	33	63
120-150 sqm	2	49	0	0	2
150-200 sqm	16	5	0	17	1

0-30 sqm: Supply has decreased moderately by 29.5% to 66 units in 2024 compared to the previous 3-year average of 93.67 units, showing meaningful contraction in micro-housing. This notable reduction maintains selective developer presence in extremely compact formats in Ghatkopar East, potentially allowing calibrated inventory management following substantial previous activity in this traditionally entry-level segment.

30-60 sqm: With just 181 units in 2024, supply has collapsed by 85.9% from the previous substantial average, showing catastrophic contraction in compact apartments. This extraordinary reduction suggests comprehensive developer withdrawal from traditional affordable configurations following years of exceptional expansion, potentially allowing absorption of substantial existing inventory in this historically dominant segment.

60-90 sqm: Supply has collapsed by 88.1% to just 79 units, showing catastrophic contraction in mid-sized apartments. This extraordinary reduction suggests comprehensive developer withdrawal from versatile formats following years of unprecedented expansion, potentially allowing absorption of substantial existing inventory in this previously booming segment.

90-120 sqm: With 63 units in 2024, supply has decreased substantially by 50.9% from the previous average, showing significant contraction in premium mid-sized formats. This notable reduction

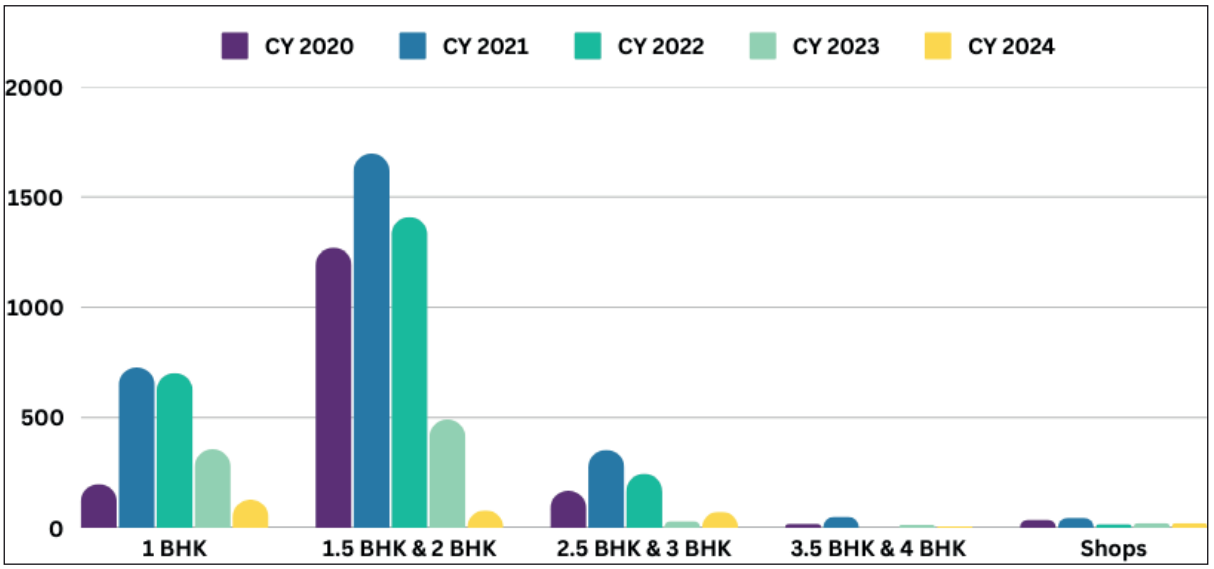
maintains selective developer presence in premium formats in prime locations of Ghatkopar East, potentially allowing calibrated inventory management following substantial previous expansion.

120-150 sqm: Supply has collapsed by 87.8% to just 2 units, showing catastrophic contraction in luxury segments. This extraordinary reduction suggests comprehensive developer withdrawal from premium formats following minimal previous experimentation, reaffirming Ghatkopar East's primary positioning in affordable and mid-market segments.

150-200 sqm: With just 1 unit in 2024, supply has collapsed by 86.4% from the minimal previous average, showing catastrophic contraction in ultra-luxury segments. This extraordinary reduction suggests comprehensive developer withdrawal from ultra-premium formats following limited previous activity, confirming restricted sustained luxury market depth in this primarily mid-market eastern suburb.

The market is experiencing comprehensive contraction across all segments following years of exceptional expansion, creating enhanced negotiation opportunities for homebuyers while suggesting developers are decisively recalibrating supply to address potential inventory concerns in this historically volatile eastern micro-market.

Analysis of New Supply by Configuration



400075	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	1946	2981	2622	982	392
1 BHK	199	727	702	356	128
1.5 BHK & 2 BHK	1270	1696	1408	491	79
2.5 BHK & 3 BHK	168	354	245	31	72
3.5 BHK & 4 BHK	19	51	0	14	6
Shops	37	45	16	22	21

1 BHK: Supply has collapsed by 78.5% to just 128 units in 2024 compared to the previous 3-year average of 595 units, showing dramatic contraction in starter homes. This extraordinary reduction maintains selective developer presence in compact configurations following years of exceptional expansion, potentially allowing absorption of substantial existing inventory while acknowledging continued demand from young professionals leveraging Ghatkopar East's exceptional connectivity.

1.5 BHK & 2 BHK: With just 79 units in 2024, supply has collapsed by 93.4% from the previous substantial average, showing catastrophic contraction in mid-sized configurations. This extraordinary reduction suggests comprehensive developer withdrawal from traditional mid-sized formats following years of unprecedented expansion, potentially allowing absorption of substantial existing inventory in this historically dominant segment.

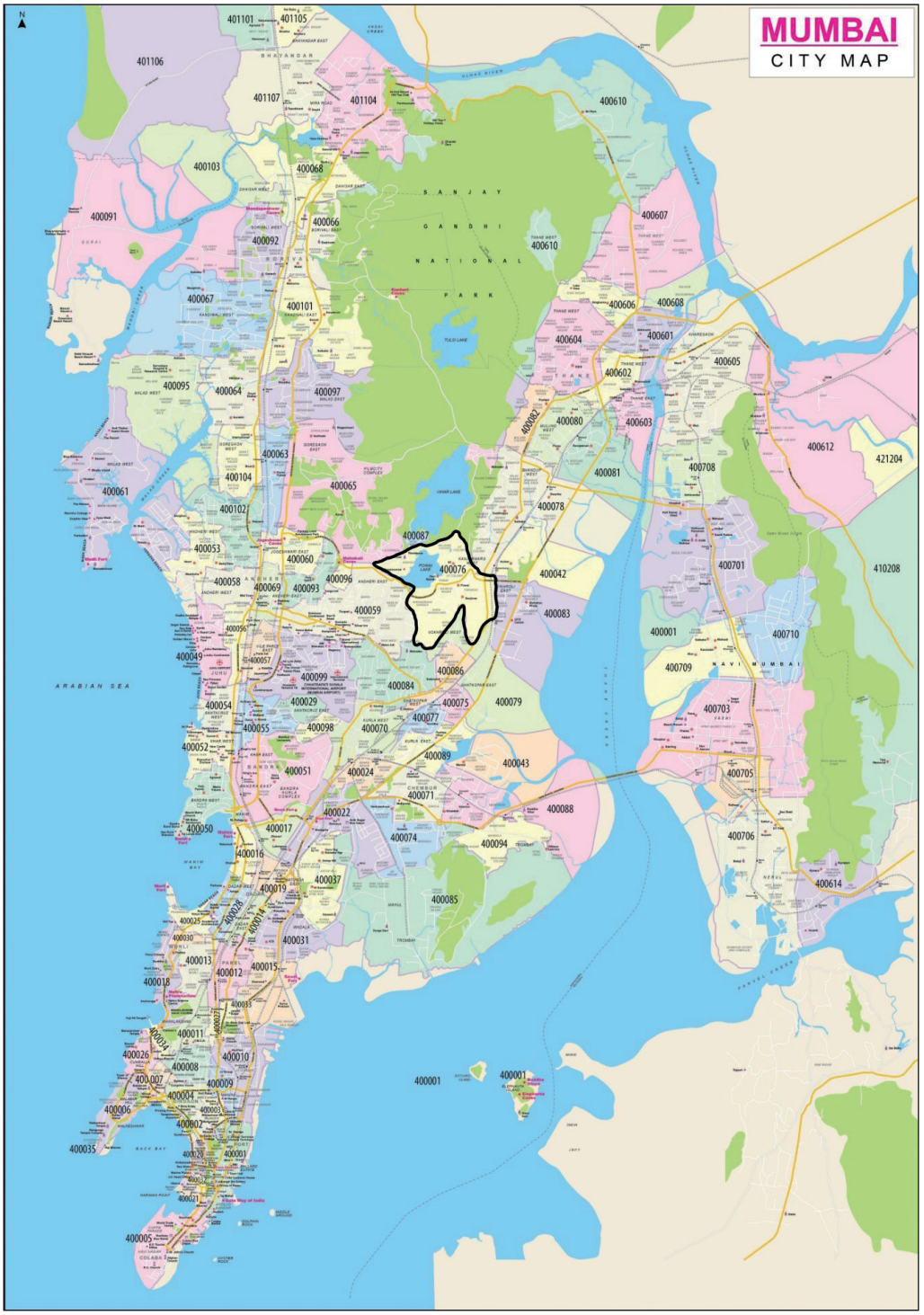
2.5 BHK & 3 BHK: Supply has decreased substantially by 65.7% to 72 units, showing significant contraction in family-sized apartments. This notable reduction maintains selective developer presence in premium family formats, potentially allowing calibrated inventory management while continuing to target established families seeking spacious residences in select premium pockets of Ghatkopar East.

3.5 BHK & 4 BHK: With just 6 units in 2024, supply has decreased substantially by 72.3% from the minimal previous average, showing significant contraction in luxury configurations. This notable reduction maintains minimal token developer presence in ultra-premium formats in select prime locations, potentially acknowledging limited sustained luxury demand in this primarily mid-market eastern suburb.

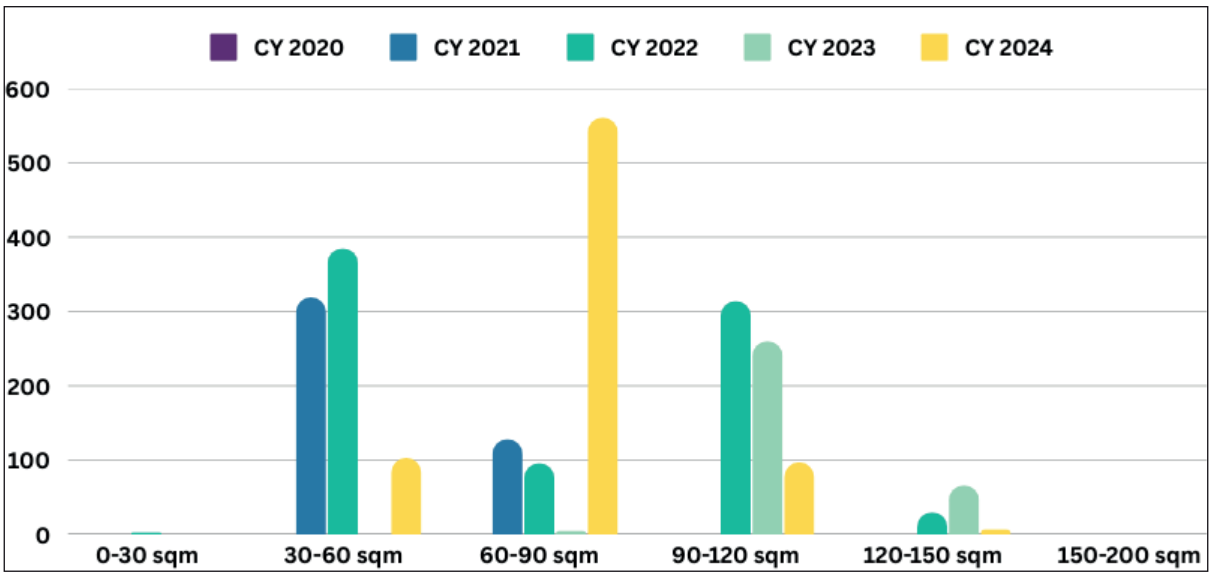
Shops: Supply has decreased moderately by 24.1% to 21 units, showing meaningful contraction in commercial integration. This notable reduction maintains substantial commercial presence while potentially allowing calibrated inventory management in this commercially significant eastern suburb with established retail corridors along key transit routes.

The market is experiencing comprehensive configuration recalibration with extraordinary contraction across all formats, creating enhanced negotiation opportunities for homebuyers while suggesting developers are strategically moderating supply to facilitate inventory absorption following years of exceptional previous expansion in this established eastern micro-market with exceptional connectivity advantages.

400076 (Powai)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	3	0	0
30-60 sqm	0	319	385	0	103
60-90 sqm	0	128	96	5	561
90-120 sqm	0	0	314	260	97
120-150 sqm	0	0	30	66	7
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has completely vanished with zero units in 2024 compared to the minimal previous 3-year average of 1 unit, showing total elimination of micro-housing. This continued absence confirms Powai's firmly established premium market positioning with non-existent entry-level housing segment, reflecting the area's established upmarket character and premium residential profile.

30-60 sqm: With just 103 units in 2024, supply has decreased substantially by 56.1% from the previous average, showing significant contraction in compact apartments. This notable reduction maintains selective developer presence in efficiently designed compact housing in select pockets of Powai, potentially targeting young professionals leveraging the area's proximity to IT hubs and the IIT campus.

60-90 sqm: Supply has exploded with an extraordinary 635% increase to 561 units, showing unprecedented growth in mid-sized apartments. This remarkable expansion demonstrates transformative developer focus on versatile formats that balance efficiency with spaciousness in Powai, strategically aligning with the preferences of IT professionals and young families seeking optimal living spaces in this premium eastern suburb.

90-120 sqm: With 97 units in 2024, supply has decreased substantially by 49.3% from the previous average, showing significant contraction in premium mid-sized formats. This notable reduction

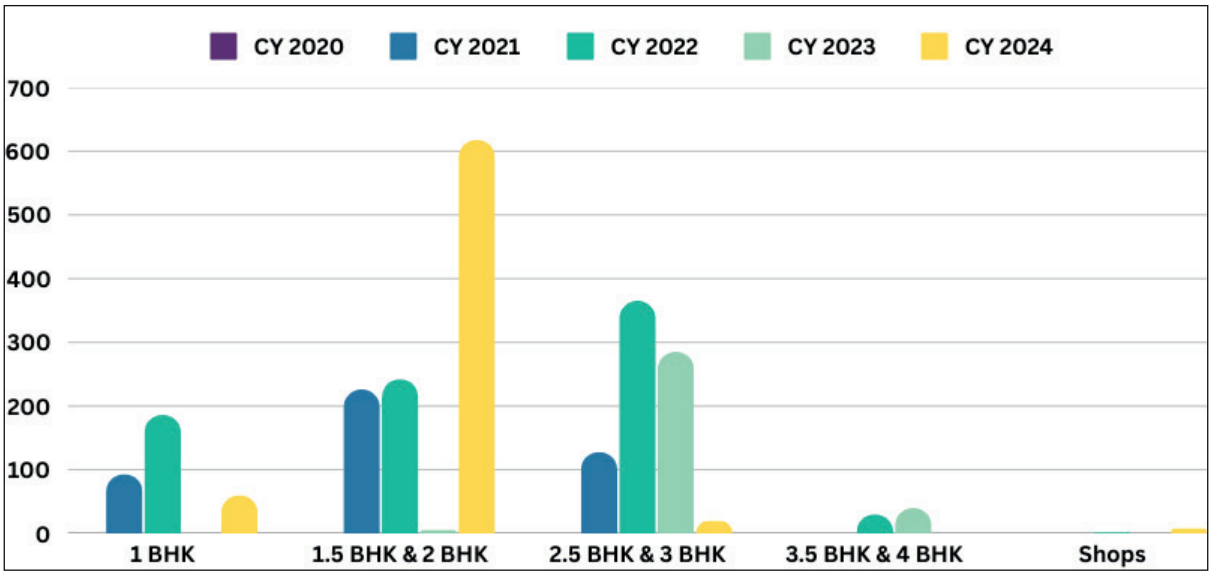
maintains substantial developer presence in premium formats in prime locations of Powai, potentially allowing calibrated inventory management following exceptional previous expansion.

120-150 sqm: Supply has decreased dramatically by 78.1% to just 7 units, showing extraordinary contraction in luxury segments. This remarkable reduction maintains minimal selective developer presence in premium formats, potentially allowing inventory absorption following experimental previous expansion in this premium segment.

150-200 sqm: Supply remains completely absent with zero units in 2024, showing continued elimination of ultra-luxury segments. This continued absence reflects Powai's strategic market positioning predominantly in the mid-premium segment rather than ultra-luxury, despite the area's upmarket character and premium lifestyle offerings.

The market is experiencing extraordinary polarization with remarkable contraction across most segments coupled with unprecedented expansion in versatile mid-sized formats, creating enhanced opportunities in the sweet-spot 60-90 sqm segment while suggesting developers are strategically realigning product offerings to match evolving demand patterns in this established premium eastern micro-market.

Analysis of New Supply by Configuration



400076	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	447	829	331	771
1 BHK	0	93	186	0	60
1.5 BHK & 2 BHK	0	226	242	6	618
2.5 BHK & 3 BHK	0	128	365	285	20
3.5 BHK & 4 BHK	0	0	30	40	0
Shops	0	0	2	0	8

1 BHK: Supply has decreased moderately by 35.5% to 60 units in 2024 compared to the previous 3-year average of 93 units, showing meaningful contraction in starter homes. This notable reduction maintains selective developer presence in compact configurations in prime locations of Powai, potentially targeting young professionals and investors leveraging the area's proximity to major IT employment hubs and educational institutions.

1.5 BHK & 2 BHK: With 618 units in 2024, supply has increased extraordinarily by 291.1% from the previous average, showing transformative growth in mid-sized configurations. This remarkable expansion demonstrates revolutionary developer focus on versatile formats that balance efficiency with functionality in Powai, perfectly aligning with the preferences of IT professionals and young families seeking optimal living spaces in this premium eastern suburb.

2.5 BHK & 3 BHK: Supply has collapsed by 92.3% to just 20 units, showing catastrophic contraction in family-sized apartments. This extraordinary reduction suggests comprehensive developer withdrawal from premium family formats following years of exceptional expansion, potentially allowing absorption of substantial existing inventory in this historically significant premium segment.

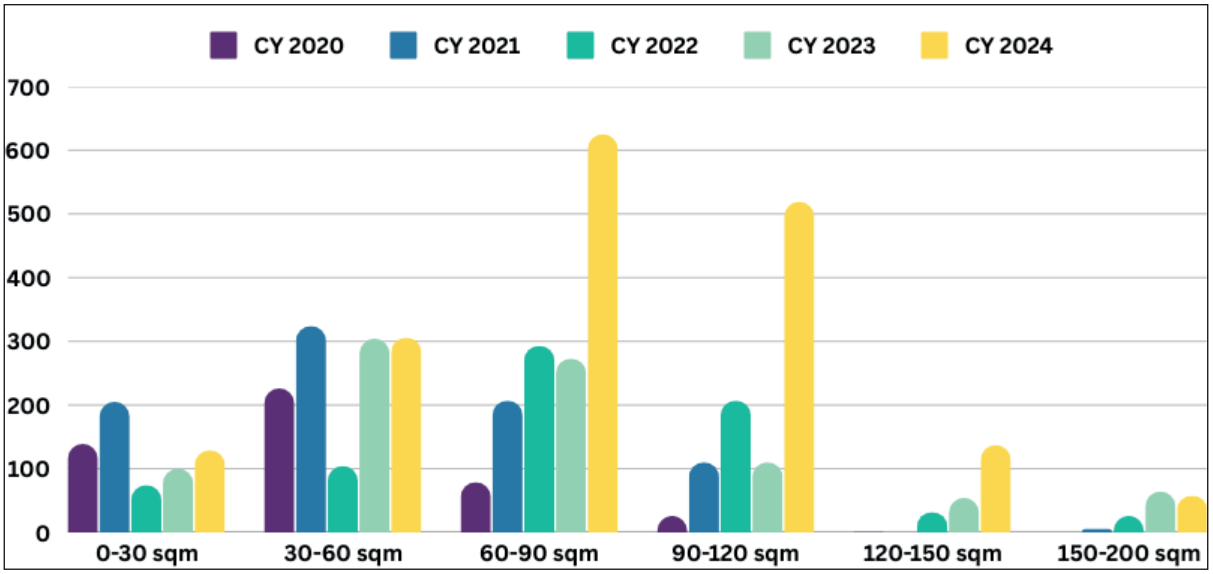
3.5 BHK & 4 BHK: Supply has completely vanished with zero units in 2024, showing total elimination of luxury configurations. This withdrawal suggests comprehensive developer recalibration away from ultra-premium formats following experimental previous expansion, potentially allowing inventory absorption while acknowledging possible limitations in sustained ultra-luxury demand in this predominantly mid-premium market.

Shops: With 8 units in 2024, supply has increased extraordinarily from the minimal previous average, showing meaningful expansion in commercial integration. This notable growth enhances mixed-use development appeal in select prime locations of Powai, strategically leveraging the area's established affluent residential character and robust retail potential.

The market is experiencing comprehensive configuration realignment with revolutionary emphasis on versatile mid-sized formats coupled with dramatic contraction in larger configurations, creating enhanced mid-market living opportunities while suggesting developers are decisively repositioning their product mix toward optimal configurations that perfectly align with Powai's identity as a premium residential destination for IT professionals and young affluent families.

400077 (Ghatkopar East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	139	205	74	100	129
30-60 sqm	226	324	104	304	306
60-90 sqm	79	207	293	273	625
90-120 sqm	26	110	207	110	519
120-150 sqm	1	0	32	54	137
150-200 sqm	0	6	26	64	58

0-30 sqm: Supply has increased marginally by 2.1% to 129 units in 2024 compared to the previous 3-year average of 126.33 units, showing remarkable stability in micro-housing. This consistency demonstrates sustained selective developer interest in extremely compact formats in select pockets of Ghatkopar East, targeting budget-conscious buyers and investors in this established eastern suburb with exceptional connectivity advantages.

30-60 sqm: With 306 units in 2024, supply has increased moderately by 25.4% from the previous average, showing meaningful growth in compact apartments. This notable expansion indicates robust developer confidence in efficiently designed affordable housing in Ghatkopar East, leveraging the area's exceptional connectivity advantages including direct metro access while offering optimal entry-level living spaces.

60-90 sqm: Supply has increased extraordinarily by 142.6% to 625 units, showing transformative growth in mid-sized apartments. This remarkable expansion demonstrates revolutionary developer focus on versatile formats that balance efficiency with spaciousness in Ghatkopar East, strategically aligning with evolving preferences for optimally sized living spaces in this increasingly premium eastern suburb.

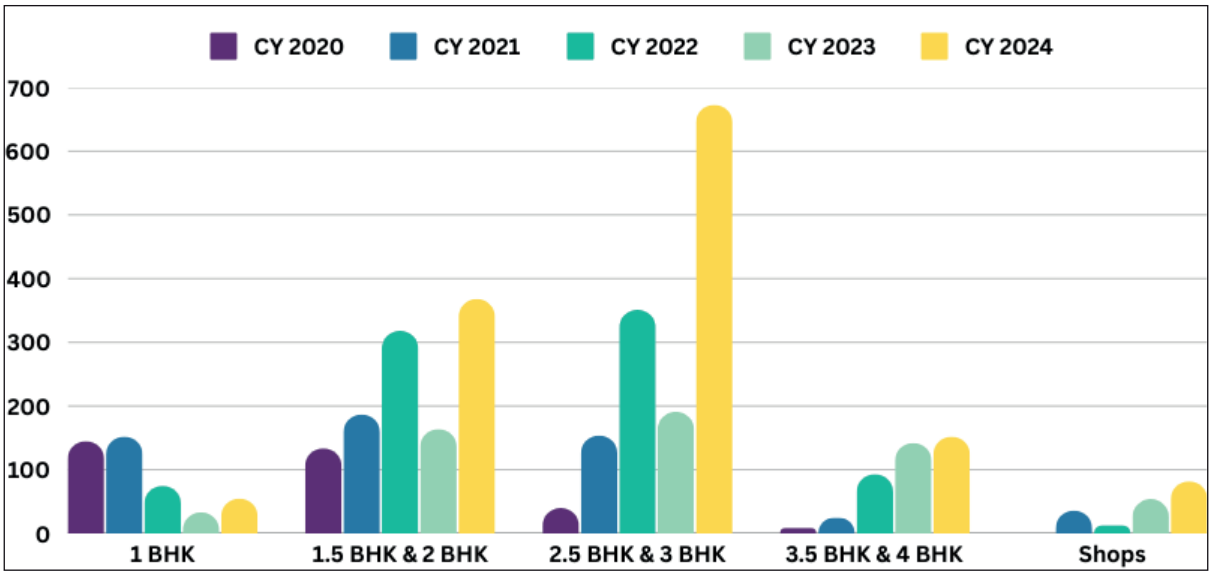
90-120 sqm: With 519 units in 2024, supply has increased extraordinarily by 264.6% from the previous average, showing transformative growth in premium mid-sized formats. This unprecedented expansion indicates revolutionary developer confidence in premium formats in Ghatkopar East, targeting affluent buyers seeking spacious residences in this rapidly upscaling eastern suburb with improving premium characteristics.

120-150 sqm: Supply has exploded with an unprecedented 377.9% increase to 137 units, showing transformative growth in luxury segments. This extraordinary expansion demonstrates revolutionary developer focus on premium formats in Ghatkopar East, targeting wealthy buyers seeking luxury living experiences in this rapidly evolving eastern suburb with exceptional connectivity advantages.

150-200 sqm: With 58 units in 2024, supply has increased significantly by 81.3% from the previous modest average, showing substantial growth in ultra-luxury segments. This remarkable expansion indicates robust developer confidence in ultra-premium formats in Ghatkopar East, targeting wealthy buyers seeking luxury living experiences in this increasingly upmarket eastern suburb.

The market is experiencing comprehensive upward transformation across all segments with extraordinary emphasis on premium and luxury formats, creating unprecedented premium living opportunities while suggesting developers are decisively repositioning Ghatkopar East as an emerging premium micro-market leveraging its exceptional connectivity advantages and improving neighbourhood characteristics.

Analysis of New Supply by Configuration



400077	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	471	857	869	952	1803
1 BHK	145	152	75	33	55
1.5 BHK & 2 BHK	134	187	318	164	368
2.5 BHK & 3 BHK	40	154	351	191	673
3.5 BHK & 4 BHK	9	25	93	142	152
Shops	0	36	13	54	82

1 BHK: Supply has decreased substantially by 36.5% to just 55 units in 2024 compared to the previous 3-year average of 86.67 units, showing significant contraction in starter homes. This notable reduction suggests strategic developer recalibration away from extremely compact configurations in Ghatkopar East, potentially indicating evolving buyer preferences toward more spacious formats in this increasingly premium eastern suburb.

1.5 BHK & 2 BHK: With 368 units in 2024, supply has increased substantially by 65% from the previous average, showing significant growth in mid-sized configurations. This remarkable expansion demonstrates robust developer confidence in versatile formats that balance efficiency with functionality in Ghatkopar East, appealing to young families and professionals seeking optimal living spaces in this well-connected eastern suburb.

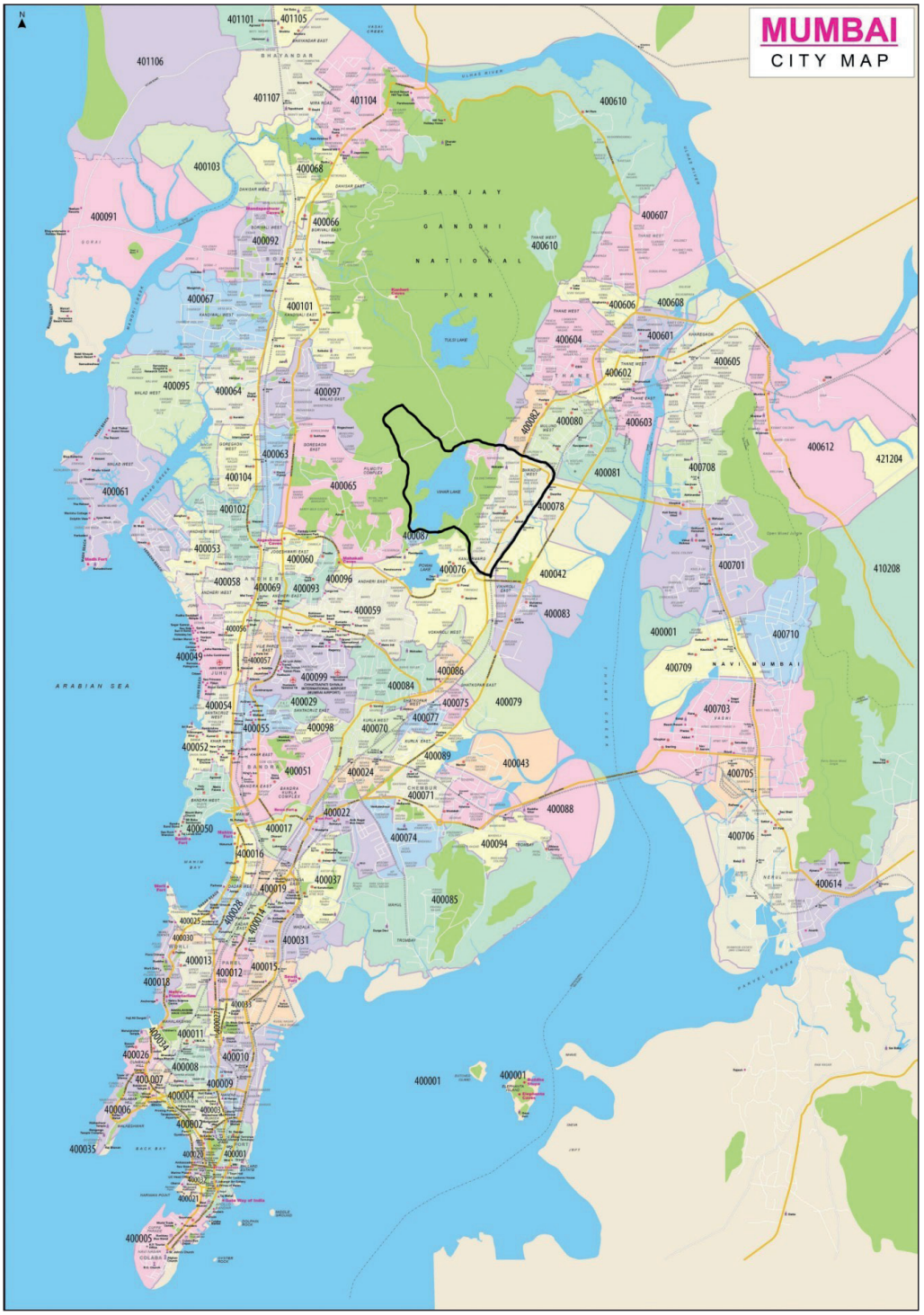
2.5 BHK & 3 BHK: Supply has exploded with an extraordinary 190.1% increase to 673 units, showing transformative growth in family-sized apartments. This unprecedented expansion indicates revolutionary developer focus on premium family formats in Ghatkopar East, targeting established families seeking spacious residences in this rapidly upscaling eastern suburb with improving premium characteristics.

3.5 BHK & 4 BHK: With 152 units in 2024, supply has increased substantially by 75.4% from the previous average, showing significant growth in luxury configurations. This remarkable expansion demonstrates robust developer confidence in ultra-premium formats in Ghatkopar East, targeting wealthy buyers seeking luxury living experiences in this increasingly upmarket eastern suburb with exceptional connectivity advantages.

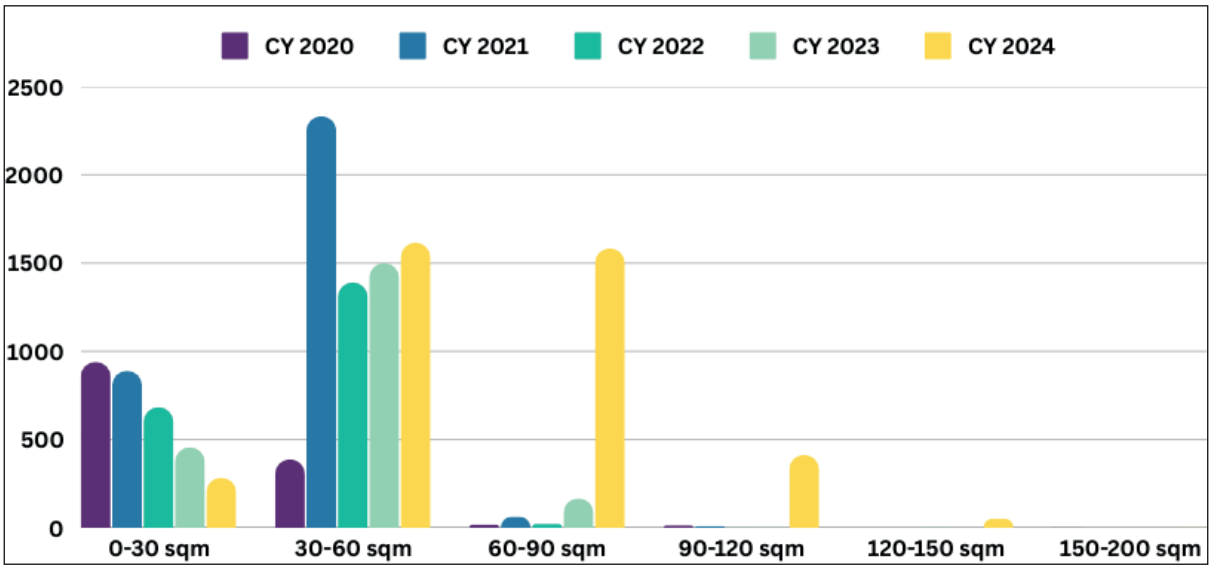
Shops: Supply has increased extraordinarily by 138.9% to 82 units, showing transformative growth in commercial integration. This remarkable expansion enhances mixed-use development appeal across prime locations of Ghatkopar East, strategically leveraging the area's exceptional connectivity advantages and established retail corridors along key transit routes.

The market is experiencing comprehensive configuration upscaling with extraordinary emphasis on family-sized and luxury formats coupled with meaningful expansion in commercial integration, creating diverse premium living opportunities while suggesting developers are decisively repositioning Ghatkopar East as an emerging premium micro-market catering predominantly to established families and affluent buyers seeking optimal living experiences in eastern Mumbai.

400078 (Bhandup West)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	940	889	683	457	285
30-60 sqm	388	2332	1391	1500	1615
60-90 sqm	19	62	22	167	1583
90-120 sqm	14	11	2	3	413
120-150 sqm	0	0	3	0	53
150-200 sqm	1	0	0	0	2

0-30 sqm: Supply has collapsed by 57.9% to just 285 units in 2024 compared to the previous 3-year average of 676.33 units, showing dramatic contraction in micro-housing. This remarkable reduction suggests comprehensive developer recalibration away from extremely compact formats in Bhandup West, potentially indicating evolving buyer preferences toward more spacious configurations in this rapidly transforming eastern suburb.

30-60 sqm: With 1615 units in 2024, supply has decreased marginally by 7.2% from the previous substantial average, showing remarkable stability in compact apartments. This consistency demonstrates sustained robust developer confidence in efficiently designed affordable housing in Bhandup West, leveraging the area's exceptional connectivity advantages while offering optimal entry-level living spaces in this established eastern suburb.

60-90 sqm: Supply has exploded with an unprecedented 1791.9% increase to 1583 units, showing revolutionary growth in mid-sized apartments. This extraordinary expansion demonstrates transformative developer focus on versatile formats that balance efficiency with spaciousness in Bhandup West, strategically aligning with evolving preferences for optimally sized living spaces in this rapidly evolving eastern suburb.

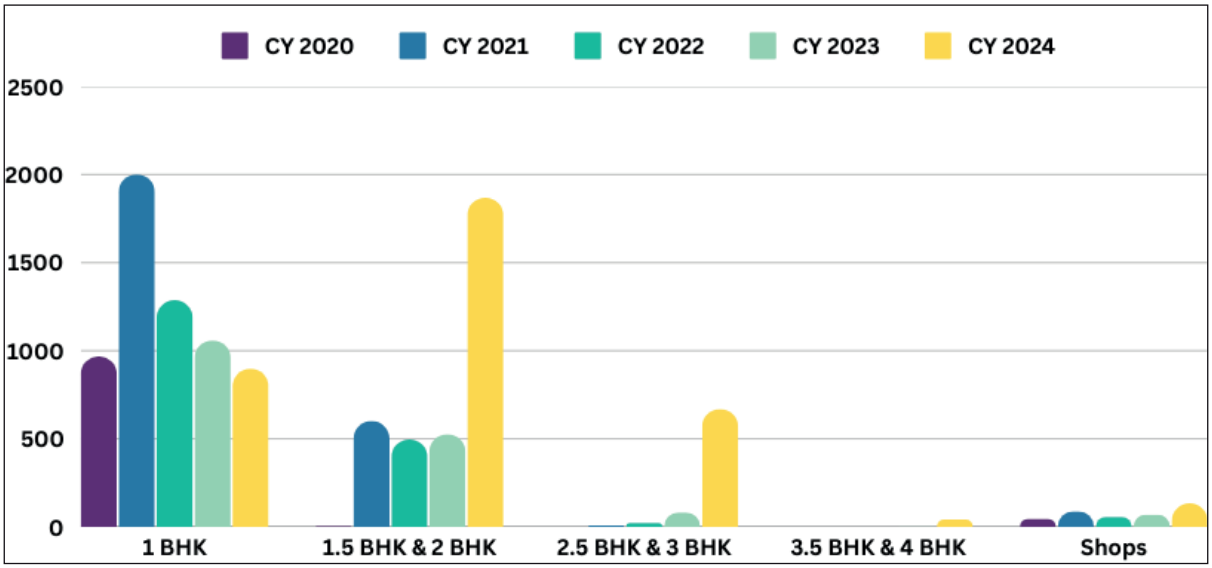
90-120 sqm: With 413 units in 2024, supply has increased exponentially by 7646.7% from the minimal previous average, showing unprecedented growth in premium mid-sized formats. This extraordinary expansion indicates revolutionary developer repositioning toward premium formats in Bhandup West, targeting affluent buyers seeking spacious residences in this rapidly upscaling eastern suburb with improving premium characteristics.

120-150 sqm: Supply has emerged dramatically with 53 units, showing transformative growth in luxury segments from a virtually non-existent base. This unprecedented expansion demonstrates revolutionary developer experimentation with premium formats in select prime locations of Bhandup West, targeting wealthy buyers seeking luxury living experiences in this rapidly transforming eastern suburb.

150-200 sqm: With 2 units in 2024, supply has emerged from a non-existent previous base, showing initial experimental interest in ultra-luxury segments. This token presence suggests initial exploratory developer interest in ultra-premium formats in highly select prime locations of Bhandup West, potentially testing evolving market potential in this transforming eastern suburb.

The market is experiencing extraordinary upward transformation with revolutionary expansion in mid-sized and premium segments coupled with systematic contraction in micro-housing, creating unprecedented premium living opportunities while suggesting developers are decisively repositioning Bhandup West as an emerging premium micro-market leveraging its exceptional connectivity advantages and relative value proposition compared to neighbouring eastern suburbs.

Analysis of New Supply by Configuration



400078	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	1530	3294	2102	2129	4006
1 BHK	968	2001	1287	1059	899
1.5 BHK & 2 BHK	7	601	496	526	1868
2.5 BHK & 3 BHK	0	8	23	82	669
3.5 BHK & 4 BHK	0	0	0	1	41
Shops	47	88	57	70	134

1 BHK: Supply has decreased significantly by 38% to 899 units in 2024 compared to the previous 3-year average of 1449 units, showing substantial contraction in starter homes. This notable reduction maintains robust developer presence in compact configurations while indicating strategic recalibration toward more spacious formats in Bhandup West, reflecting evolving buyer preferences in this rapidly transforming eastern suburb.

1.5 BHK & 2 BHK: With 1868 units in 2024, supply has increased extraordinarily by 245.3% from the previous average, showing transformative growth in mid-sized configurations. This remarkable expansion demonstrates revolutionary developer focus on versatile formats that balance efficiency with functionality in Bhandup West, appealing to young families and professionals seeking optimal living spaces in this well-connected eastern suburb.

2.5 BHK & 3 BHK: Supply has exploded with an unprecedented 1675.7% increase to 669 units, showing revolutionary growth in family-sized apartments. This extraordinary expansion indicates transformative developer repositioning toward premium family formats in Bhandup West, targeting established families seeking spacious residences in this rapidly upscaling eastern suburb with improving premium characteristics.

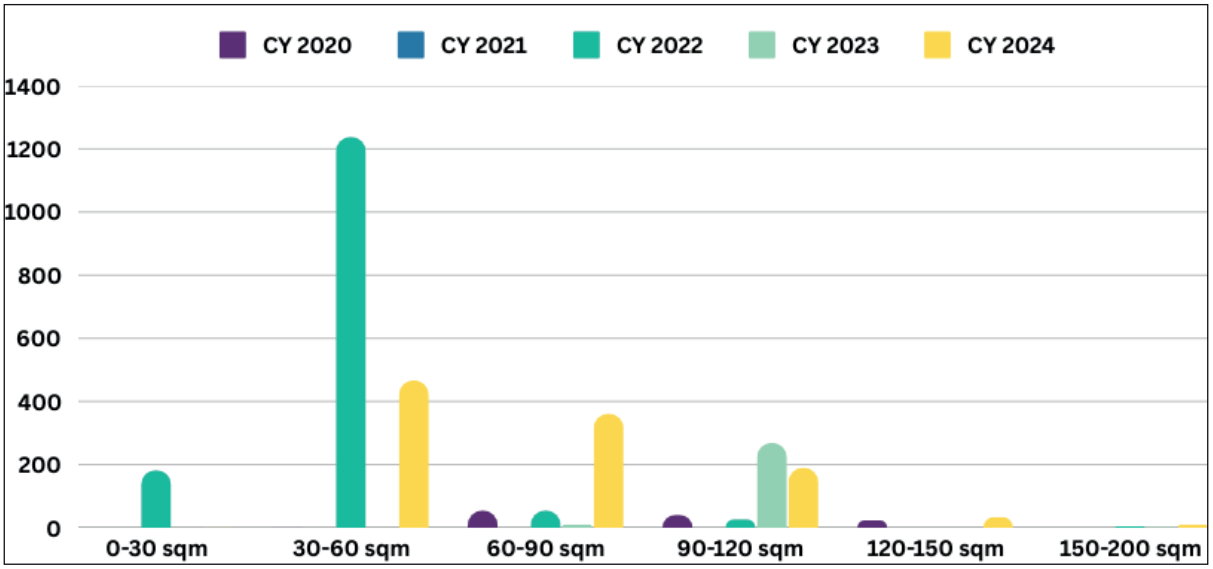
3.5 BHK & 4 BHK: With 41 units in 2024, supply has emerged extraordinarily from a virtually non-existent previous base, showing unprecedented growth in luxury configurations. This unprecedented expansion demonstrates revolutionary developer experimentation with ultra-premium formats in select prime locations of Bhandup West, testing evolving market potential for luxury living in this traditionally mid-market eastern suburb.

Shops: Supply has increased substantially by 87% to 134 units, showing significant growth in commercial integration. This notable expansion enhances mixed-use development appeal across prime locations of Bhandup West, strategically leveraging the area's exceptional connectivity advantages and growing retail potential along key transit corridors.

The market is experiencing comprehensive upward configuration transformation with extraordinary emphasis on mid-sized and family-oriented formats coupled with unprecedented emergence of premium segments, creating diverse living opportunities across price points while suggesting developers are decisively repositioning Bhandup West as an increasingly premium eastern micro-market with enhanced lifestyle offerings.

400079 (Vikhroli)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	183	0	1
30-60 sqm	1	0	1238	0	467
60-90 sqm	55	0	55	10	362
90-120 sqm	41	0	27	269	191
120-150 sqm	23	0	0	0	34
150-200 sqm	0	0	5	2	11

0-30 sqm: Supply has virtually disappeared with just 1 unit in 2024 compared to the previous 3-year average of 61 units, showing catastrophic contraction in micro-housing. This extraordinary reduction suggests comprehensive developer abandonment of extremely compact formats in Vikhroli, confirming a decisive shift away from entry-level housing in favour of more spacious configurations.

30-60 sqm: With 467 units in 2024, supply has increased moderately by 13.2% from the previous average, showing meaningful growth in compact apartments. This notable expansion indicates sustained developer confidence in efficiently designed affordable housing in Vikhroli, leveraging the area's strategic location between business districts while offering optimal entry-level living spaces.

60-90 sqm: Supply has exploded with an unprecedented 1570.7% increase to 362 units, showing revolutionary growth in mid-sized apartments. This extraordinary expansion demonstrates transformative developer focus on versatile formats that balance efficiency with spaciousness in Vikhroli, strategically aligning with evolving preferences of the area's target demographic of IT professionals and young families.

90-120 sqm: With 191 units in 2024, supply has increased substantially by 93.6% from the previous average, showing significant growth in premium mid-sized formats. This notable expansion indicates

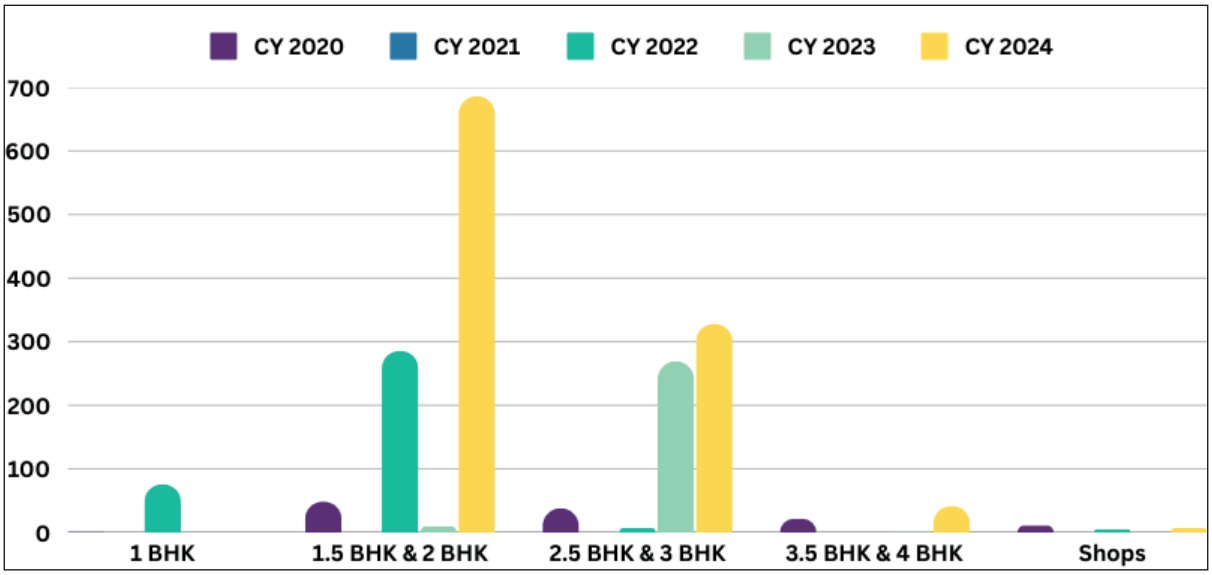
robust developer confidence in premium formats in Vikhroli, targeting affluent buyers seeking spacious residences in this increasingly premium eastern suburb with proximity to business districts.

120-150 sqm: Supply has emerged dramatically with 34 units from a non-existent previous base, showing transformative growth in luxury segments. This unprecedented emergence demonstrates revolutionary developer experimentation with premium formats in select prime locations of Vikhroli, targeting wealthy buyers seeking luxury living experiences.

150-200 sqm: With 11 units in 2024, supply has increased extraordinarily by 371.7% from the minimal previous average, showing transformative growth in ultra-luxury segments. This remarkable expansion indicates emerging developer confidence in ultra-premium formats in select prime locations of Vikhroli, potentially capitalizing on the area's improving infrastructure and premium positioning.

The market is experiencing extraordinary upward transformation with revolutionary expansion across mid-sized and premium segments coupled with virtual elimination of micro-housing, creating unprecedented premium living opportunities while suggesting developers are decisively repositioning Vikhroli as an emerging premium micro-market with diverse upscale offerings.

Analysis of New Supply by Configuration



400079	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	121	0	1513	284	1069
1 BHK	1	0	76	0	0
1.5 BHK & 2 BHK	49	0	286	10	686
2.5 BHK & 3 BHK	38	0	7	269	328
3.5 BHK & 4 BHK	22	0	0	1	42
Shops	11	0	5	0	7

1 BHK: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 25.33 units, showing total elimination of starter homes. This extraordinary abandonment confirms developers' comprehensive strategic pivot away from compact configurations in Vikhroli, reflecting evolving buyer preferences toward more spacious formats in this rapidly transforming eastern suburb.

1.5 BHK & 2 BHK: With 686 units in 2024, supply has increased extraordinarily by 595.2% from the previous average, showing revolutionary growth in mid-sized configurations. This unprecedented expansion demonstrates transformative developer focus on versatile formats that balance efficiency with functionality in Vikhroli, appealing to young professionals working in nearby business districts.

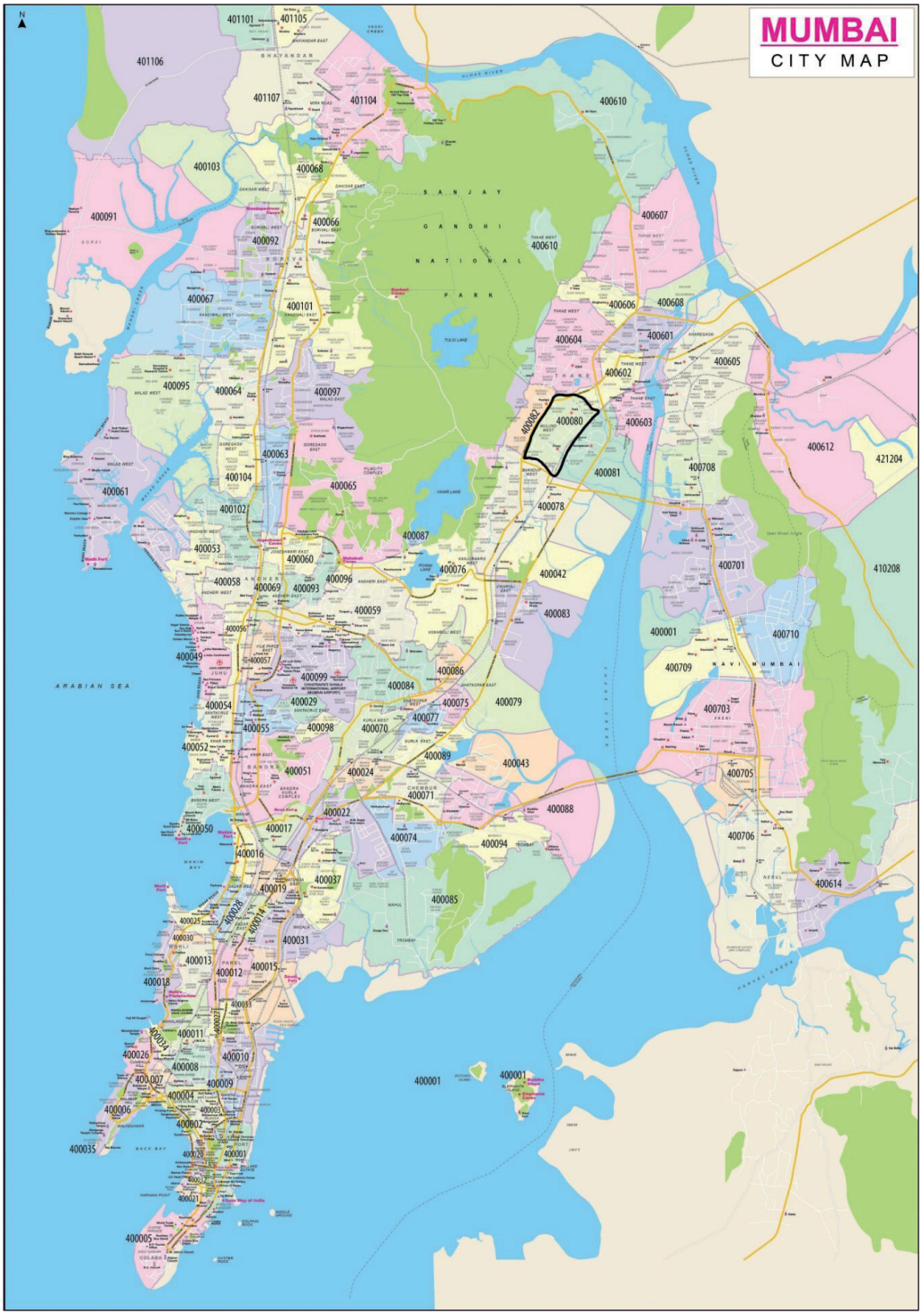
2.5 BHK & 3 BHK: Supply has increased extraordinarily by 256.5% to 328 units, showing transformative growth in family-sized apartments. This remarkable expansion indicates robust developer confidence in premium family formats in Vikhroli, targeting established families seeking spacious residences in this increasingly upmarket eastern suburb with improving premium characteristics.

3.5 BHK & 4 BHK: With 42 units in 2024, supply has emerged dramatically from a virtually non-existent previous base, showing unprecedented growth in luxury configurations. This extraordinary emergence demonstrates revolutionary developer experimentation with ultra-premium formats in select prime locations of Vikhroli, testing evolving market potential for luxury living in this strategic location.

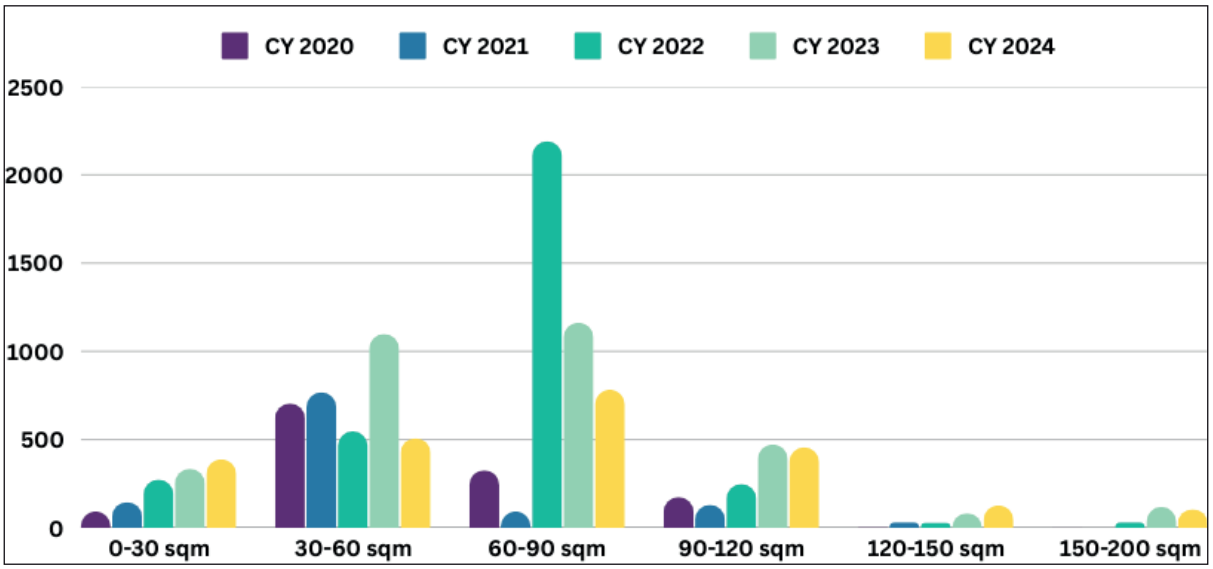
Shops: Supply has increased extraordinarily by 319.2% to 7 units, showing significant growth in commercial integration. This notable expansion enhances mixed-use development appeal in select prime locations of Vikhroli, strategically complementing the area's residential character with enhanced lifestyle offerings.

The market is experiencing comprehensive upward configuration transformation with extraordinary emphasis on mid-sized and family-oriented formats coupled with unprecedented emergence of luxury segments, creating diverse premium living opportunities while suggesting developers are decisively repositioning Vikhroli as an increasingly premium eastern micro-market targeting a wide spectrum of affluent buyers.

400080 (Mulund West)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	93	146	274	335	388
30-60 sqm	704	767	547	1098	508
60-90 sqm	327	93	2190	1162	783
90-120 sqm	174	130	248	472	457
120-150 sqm	4	32	29	81	127
150-200 sqm	1	0	32	118	106

0-30 sqm: Supply has increased significantly by 54.2% to 388 units in 2024 compared to the previous 3-year average of 251.67 units, showing substantial growth in micro-housing. This notable expansion demonstrates robust developer confidence in extremely compact formats in Mulund West, targeting budget-conscious buyers and investors in this premium eastern suburb with exceptional connectivity advantages.

30-60 sqm: With 508 units in 2024, supply has decreased substantially by 36.8% from the previous average, showing significant contraction in compact apartments. This notable reduction maintains meaningful developer presence in efficiently designed affordable housing in Mulund West while indicating strategic recalibration toward more premium formats in this increasingly upmarket eastern suburb.

60-90 sqm: Supply has decreased significantly by 31.8% to 783 units, showing substantial contraction in mid-sized apartments. This notable reduction maintains robust developer presence in versatile formats that balance efficiency with spaciousness in Mulund West, strategically aligning with evolving preferences while allowing absorption of substantial previous inventory in this established eastern suburb.

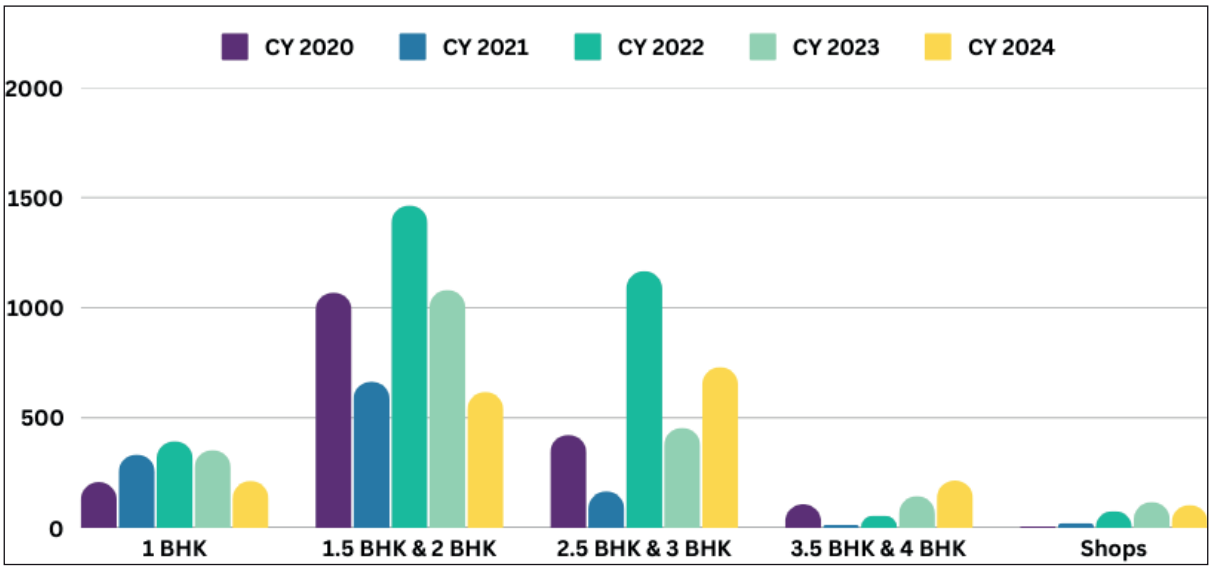
90-120 sqm: With 457 units in 2024, supply has increased significantly by 61.3% from the previous average, showing substantial growth in premium mid-sized formats. This notable expansion indicates robust developer confidence in premium formats in Mulund West, targeting affluent buyers seeking spacious residences in this premium eastern suburb with exceptional lifestyle amenities.

120-150 sqm: Supply has increased extraordinarily by 168.3% to 127 units, showing transformative growth in luxury segments. This remarkable expansion demonstrates robust developer focus on premium formats in Mulund West, targeting wealthy buyers seeking luxury living experiences in this established premium eastern suburb.

150-200 sqm: With 106 units in 2024, supply has increased substantially by 112% from the previous modest average, showing significant growth in ultra-luxury segments. This notable expansion indicates robust developer confidence in ultra-premium formats in Mulund West, targeting wealthy buyers seeking luxury living experiences in this prime eastern suburb.

The market is experiencing comprehensive premium transformation with significant expansion in luxury segments coupled with strategic contraction in mid-market formats, creating diverse premium living opportunities while suggesting developers are reinforcing Mulund West's established position as a premium eastern micro-market with enhanced luxury offerings.

Analysis of New Supply by Configuration



400080	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	1883	1247	3856	3371	2422
1 BHK	208	334	394	353	213
1.5 BHK & 2 BHK	1069	665	1464	1080	617
2.5 BHK & 3 BHK	423	166	1166	454	730
3.5 BHK & 4 BHK	108	14	56	144	215
Shops	6	21	75	118	104

1 BHK: Supply has decreased substantially by 40.9% to 213 units in 2024 compared to the previous 3-year average of 360.33 units, showing significant contraction in starter homes. This notable reduction maintains meaningful developer presence in compact configurations in Mulund West while indicating strategic recalibration toward more spacious formats in this premium eastern suburb.

1.5 BHK & 2 BHK: With 617 units in 2024, supply has decreased substantially by 42.3% from the previous average, showing significant contraction in mid-sized configurations. This notable reduction maintains robust developer presence in versatile formats in Mulund West while allowing absorption of substantial previous inventory in this established eastern suburb.

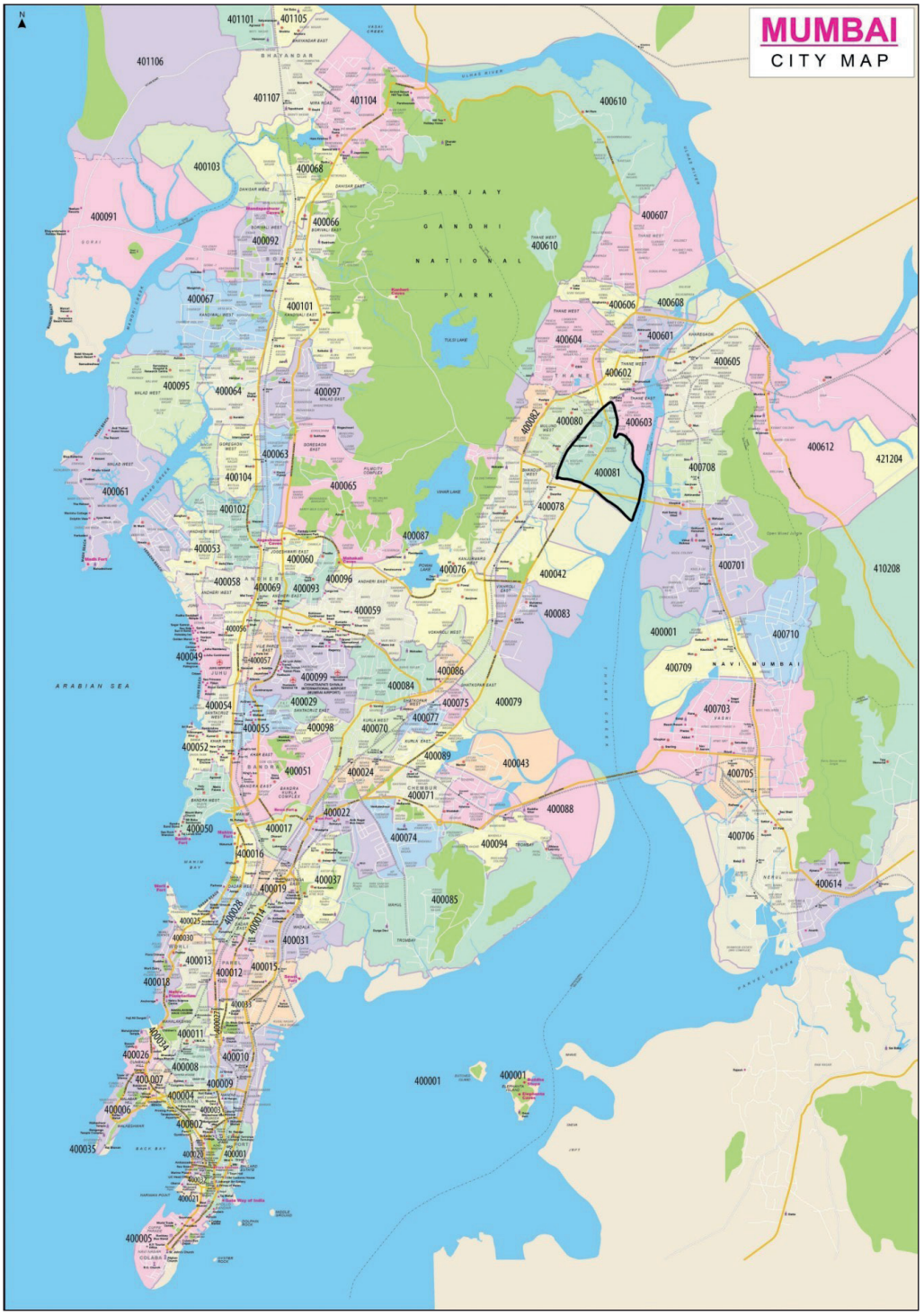
2.5 BHK & 3 BHK: Supply has increased moderately by 22.6% to 730 units, showing meaningful growth in family-sized apartments. This notable expansion demonstrates robust developer confidence in premium family formats in Mulund West, targeting established families seeking spacious residences in this premium eastern suburb with exceptional lifestyle amenities.

3.5 BHK & 4 BHK: With 215 units in 2024, supply has increased extraordinarily by 201.4% from the previous average, showing transformative growth in luxury configurations. This remarkable expansion demonstrates robust developer focus on ultra-premium formats in Mulund West, targeting wealthy buyers seeking luxury living experiences in this established premium eastern suburb.

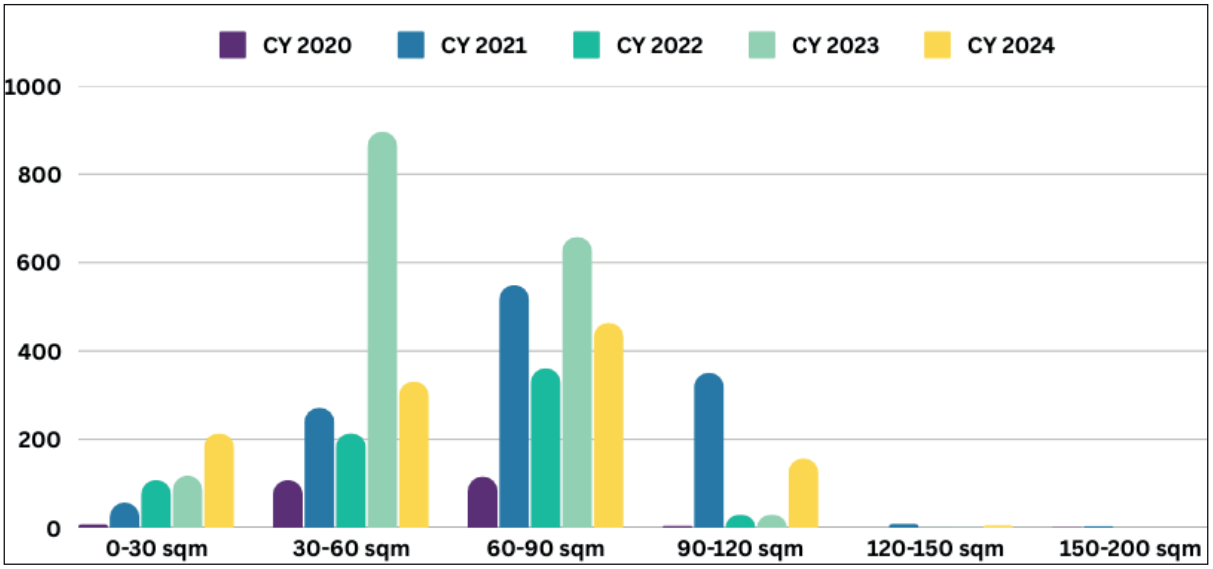
Shops: Supply has increased significantly by 45.8% to 104 units, showing substantial growth in commercial integration. This notable expansion enhances mixed-use development appeal across Mulund West, strategically complementing the area's premium residential character with enhanced lifestyle, retail and service offerings.

The market is experiencing comprehensive upward configuration transformation with extraordinary emphasis on premium and luxury formats coupled with strategic moderation in affordable and mid-sized segments, creating enhanced premium living opportunities while reinforcing Mulund West's established position as a premier eastern micro-market catering predominantly to affluent families and luxury buyers.

400081 (Mulund East)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	8	57	108	118	214
30-60 sqm	108	272	214	896	331
60-90 sqm	116	549	361	658	464
90-120 sqm	5	351	29	29	157
120-150 sqm	0	9	1	1	6
150-200 sqm	2	4	0	0	0

0-30 sqm: Supply has increased extraordinarily by 126.9% to 214 units in 2024 compared to the previous 3-year average of 94.33 units, showing transformative growth in micro-housing. This remarkable expansion demonstrates revolutionary developer focus on extremely compact formats in Mulund East, targeting first-time homebuyers and investors leveraging the area's exceptional connectivity advantages and relative affordability within the eastern suburbs.

30-60 sqm: With 331 units in 2024, supply has decreased significantly by 28.1% from the previous average, showing substantial contraction in compact apartments. This notable reduction maintains robust developer presence in efficiently designed affordable housing in Mulund East while potentially allowing absorption of substantial previous inventory in this evolving eastern suburb.

60-90 sqm: Supply has decreased moderately by 11.2% to 464 units, showing meaningful contraction in mid-sized apartments. This notable reduction maintains substantial developer presence in versatile formats that balance efficiency with spaciousness in Mulund East, strategically allowing inventory absorption while continuing to offer optimal family living spaces in this well-connected eastern suburb.

90-120 sqm: With 157 units in 2024, supply has increased moderately by 15.2% from the previous average, showing meaningful growth in premium mid-sized formats. This notable expansion indicates

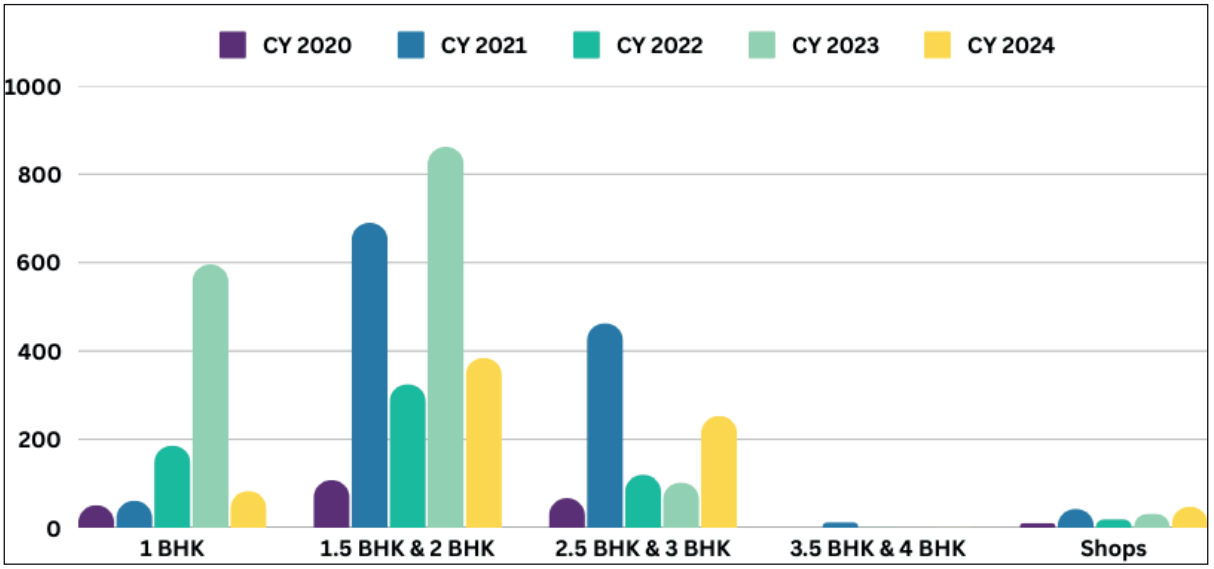
growing developer confidence in premium formats in Mulund East, targeting affluent buyers seeking spacious residences in this evolving eastern suburb with improving premium characteristics.

120-150 sqm: Supply has increased substantially by 63.5% to 6 units, showing significant growth in luxury segments from a minimal base. This notable expansion indicates emerging developer experimentation with premium formats in select prime locations of Mulund East, potentially testing evolving market potential in this traditionally mid-market eastern suburb.

150-200 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of ultra-luxury segments. This elimination confirms Mulund East's strategic market positioning predominantly in affordable and mid-market segments, acknowledging market realities while maintaining focus on optimal configurations for the target demographic.

The market is experiencing strategic recalibration with remarkable expansion in micro-housing coupled with moderate contraction in mid-sized segments and selective experimentation in premium formats, creating diverse yet focused living opportunities while suggesting developers are optimizing Mulund East's product mix to align with its positioning as an increasingly attractive yet accessible eastern micro-market.

Analysis of New Supply by Configuration



400081	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	262	1305	738	1704	1173
1 BHK	51	61	186	596	83
1.5 BHK & 2 BHK	108	690	325	862	385
2.5 BHK & 3 BHK	67	463	120	103	253
3.5 BHK & 4 BHK	0	13	1	0	1
Shops	11	43	19	32	48

1 BHK: Supply has collapsed by 70.5% to just 83 units in 2024 compared to the previous 3-year average of 281 units, showing dramatic contraction in starter homes. This remarkable reduction suggests comprehensive developer recalibration away from compact configurations in Mulund East, potentially allowing absorption of substantial previous inventory while maintaining selective presence in this traditionally significant segment.

1.5 BHK & 2 BHK: With 385 units in 2024, supply has decreased substantially by 38.5% from the previous average, showing significant contraction in mid-sized configurations. This notable reduction maintains robust developer presence in versatile formats in Mulund East while potentially allowing absorption of substantial previous inventory in this well-connected eastern suburb with improving premium characteristics.

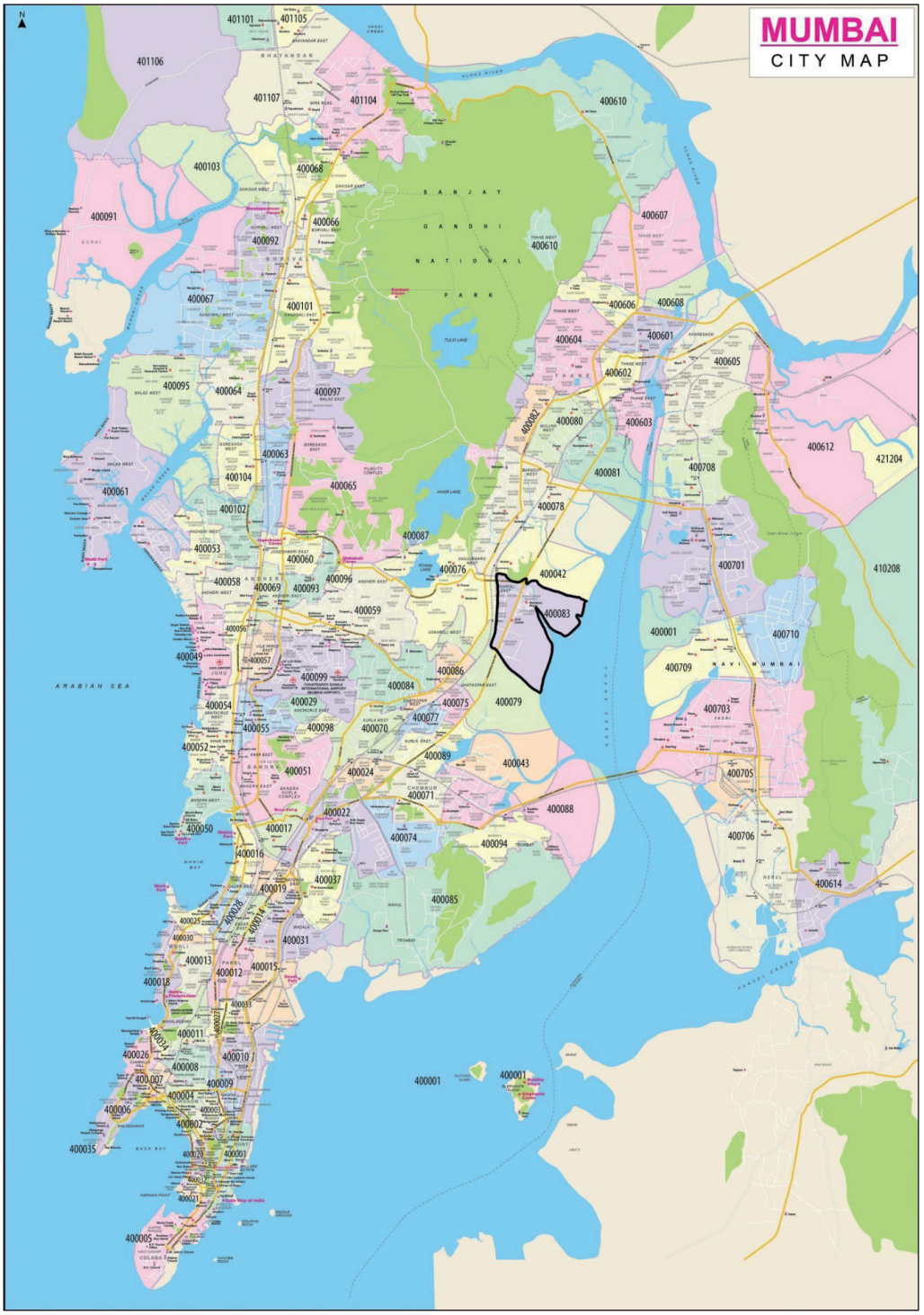
2.5 BHK & 3 BHK: Supply has increased moderately by 10.6% to 253 units, showing meaningful growth in family-sized apartments. This notable expansion demonstrates growing developer confidence in premium family formats in Mulund East, targeting established families seeking spacious residences in this increasingly upmarket eastern suburb with exceptional connectivity advantages.

3.5 BHK & 4 BHK: With just 1 unit in 2024, supply has decreased dramatically by 78.6% from the minimal previous average, showing substantial contraction in luxury configurations. This remarkable reduction confirms Mulund East's primary positioning in affordable and mid-market segments, acknowledging market realities while maintaining token experimental presence in ultra-premium formats.

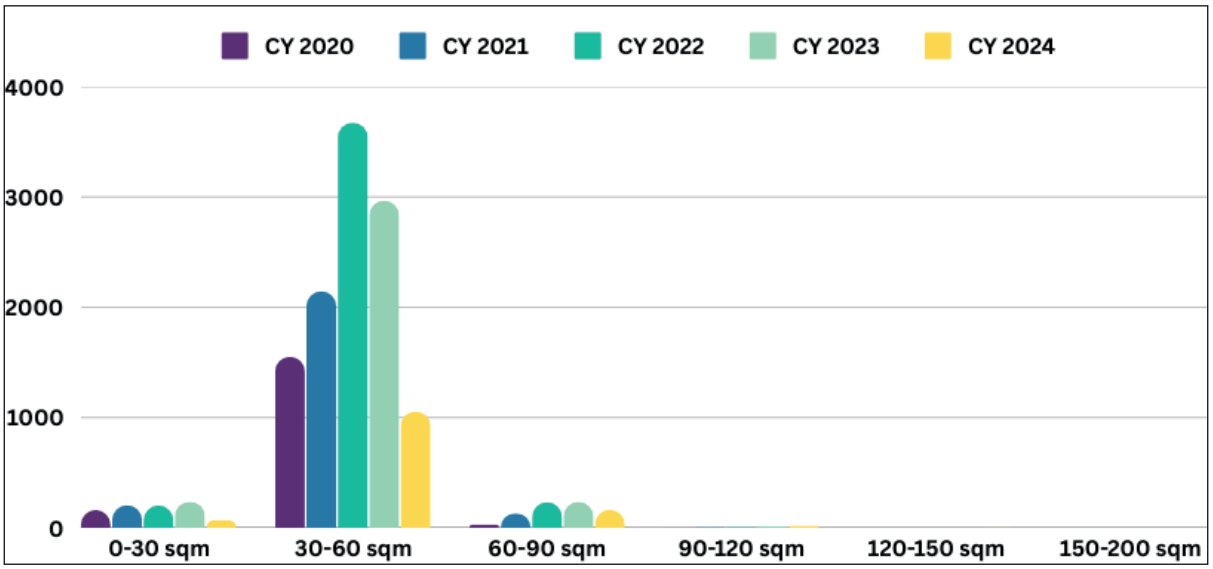
Shops: Supply has increased substantially by 53.2% to 48 units, showing significant growth in commercial integration. This notable expansion enhances mixed-use development appeal across prime locations of Mulund East, strategically complementing the area's residential character while enhancing neighbourhood retail and service offerings.

The market is experiencing selective recalibration with strategic moderation in compact configurations and meaningful expansion in family-sized formats and commercial integration, creating balanced living opportunities while suggesting developers are optimizing Mulund East's product mix to balance inventory absorption with emerging market potential in this increasingly attractive yet accessible eastern micro-market.

400083 (Kannamwar Nagar/Tagore Nagar)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	162	206	202	237	70
30-60 sqm	1550	2145	3672	2966	1055
60-90 sqm	30	131	231	236	163
90-120 sqm	2	5	5	16	20
120-150 sqm	0	1	0	0	2
150-200 sqm	0	1	0	0	0

0-30 sqm: Supply has collapsed by 67.4% to just 70 units in 2024 compared to the previous 3-year average of 215 units, showing dramatic contraction in micro-housing. This extraordinary reduction suggests comprehensive developer recalibration away from extremely compact formats in Vikhroli, potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion.

30-60 sqm: With 1055 units in 2024, supply has collapsed by 64% from the previous average, showing catastrophic contraction in compact apartments. This extraordinary reduction maintains substantial developer presence in efficiently designed affordable housing in Vikhroli while potentially indicating a strategic pause following years of exceptional expansion in this dominant segment.

60-90 sqm: Supply has decreased moderately by 18.2% to 163 units, showing meaningful contraction in mid-sized apartments. This notable reduction maintains robust developer presence in versatile formats that balance efficiency with spaciousness in Vikhroli, strategically allowing inventory absorption while continuing to offer optimal family living spaces in this well-connected eastern suburb.

90-120 sqm: With 20 units in 2024, supply has increased extraordinarily by 130.7% from the minimal previous average, showing transformative growth in premium mid-sized formats. This remarkable expansion indicates emerging developer experimentation with premium formats in select prime

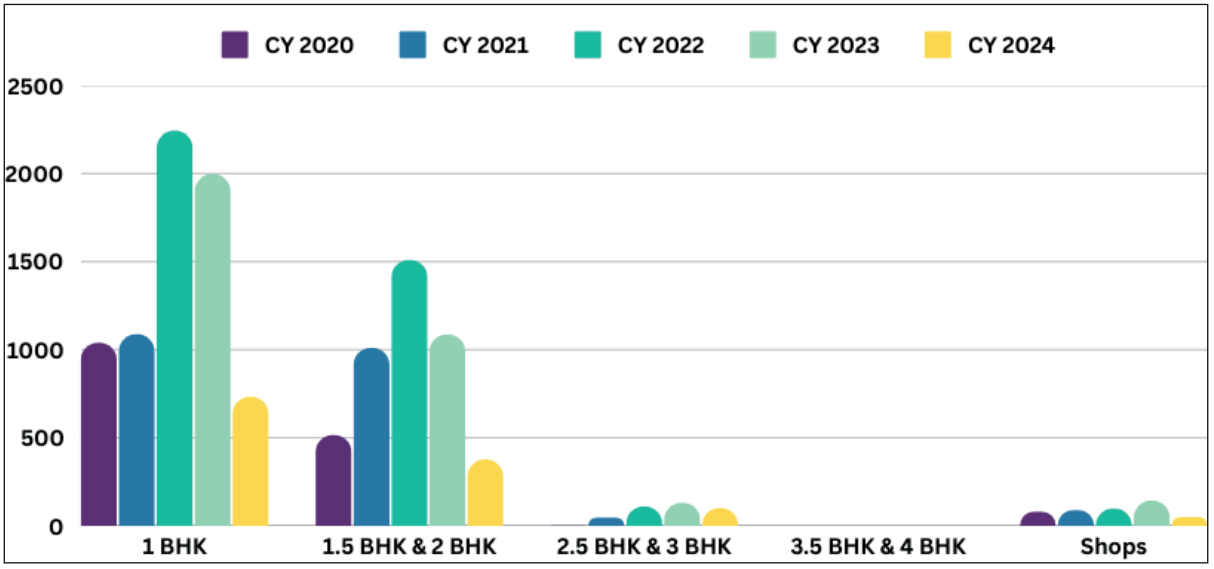
locations of Vikhroli, potentially testing evolving market potential in this traditionally affordable eastern suburb.

120-150 sqm: Supply has emerged dramatically with 2 units from a virtually non-existent previous base, showing transformative growth in luxury segments. This token presence suggests initial exploratory developer interest in premium formats in highly select prime locations of Vikhroli, potentially testing evolving market potential in this traditionally affordable eastern suburb.

150-200 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of ultra-luxury segments. This elimination confirms Vikhroli's strategic market positioning predominantly in affordable and mid-market segments, acknowledging market realities while maintaining focus on optimal configurations for the target demographic.

The market is experiencing comprehensive strategic recalibration with dramatic contraction across dominant affordable segments coupled with emerging experimentation in premium formats, suggesting developers are allowing substantial inventory absorption following years of exceptional previous expansion while selectively testing evolving potential in higher-end segments.

Analysis of New Supply by Configuration



400083	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	1744	2491	4110	3574	1528
1 BHK	1042	1089	2244	1998	734
1.5 BHK & 2 BHK	517	1012	1511	1088	378
2.5 BHK & 3 BHK	4	49	112	133	104
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	83	91	98	145	50

1 BHK: Supply has collapsed by 58.7% to just 734 units in 2024 compared to the previous 3-year average of 1777 units, showing dramatic contraction in starter homes. This extraordinary reduction maintains substantial developer presence in compact configurations in Vikhroli while potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion in this historically dominant segment.

1.5 BHK & 2 BHK: With 378 units in 2024, supply has collapsed by 68.6% from the previous average, showing catastrophic contraction in mid-sized configurations. This extraordinary reduction maintains meaningful developer presence in versatile formats in Vikhroli while potentially indicating a strategic pause following years of exceptional expansion in this significant segment.

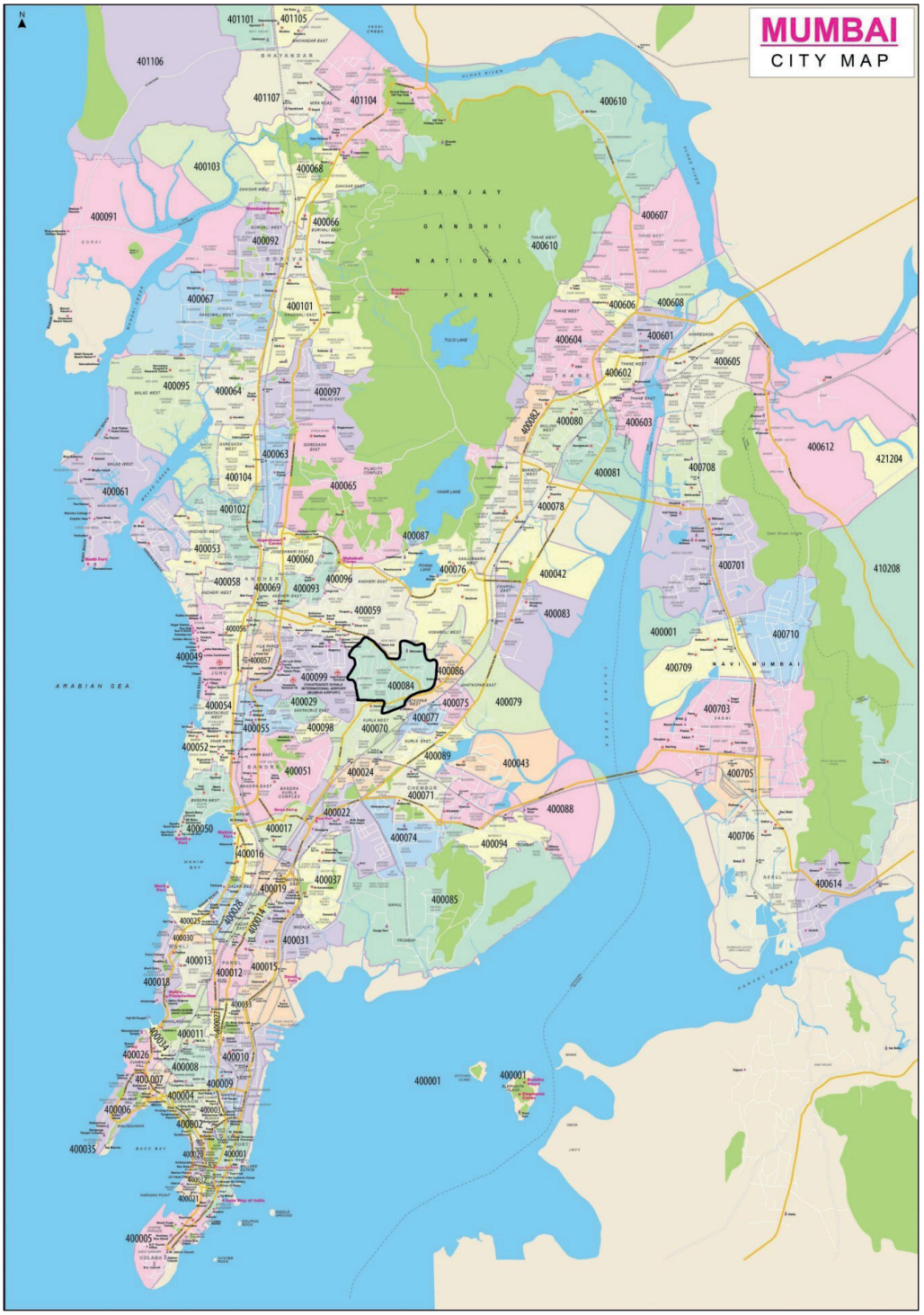
2.5 BHK & 3 BHK: Supply has increased slightly by 6.1% to 104 units, showing modest growth in family-sized apartments. This stability maintains consistent developer presence in premium family formats in Vikhroli, targeting established families seeking spacious residences in this increasingly diverse eastern suburb with exceptional connectivity advantages.

3.5 BHK & 4 BHK: Supply remains completely absent with zero units in 2024, showing continued elimination of luxury configurations. This continued absence confirms Vikhroli's strategic market positioning predominantly in affordable and mid-market segments, acknowledging market realities while maintaining focus on optimal configurations for the target demographic.

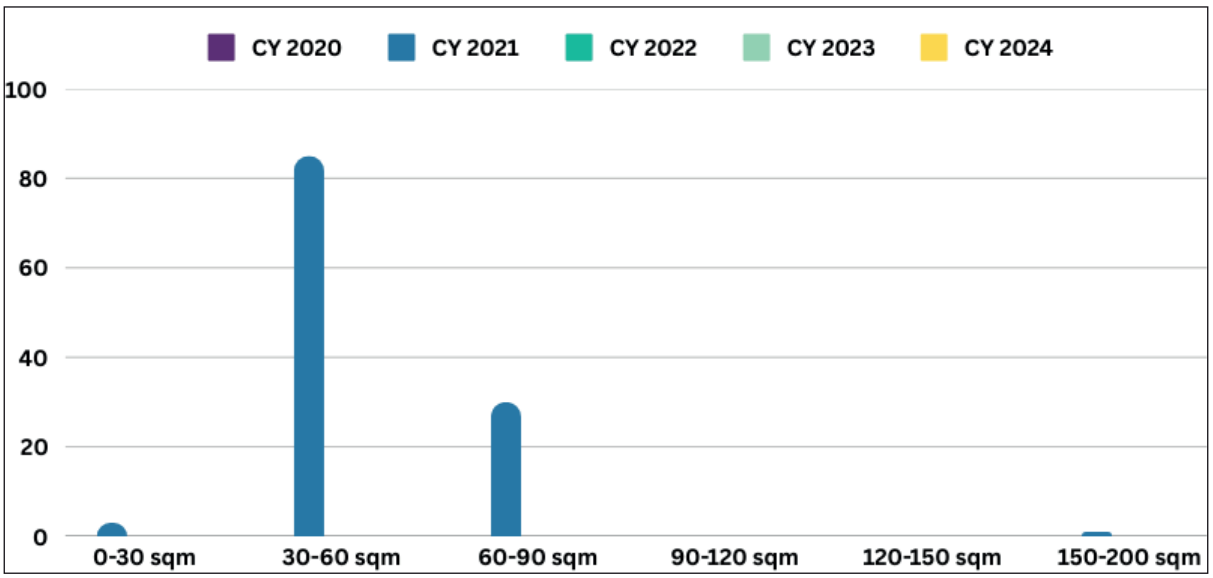
Shops: Supply has decreased substantially by 55.1% to 50 units, showing significant contraction in commercial integration. This notable reduction maintains meaningful developer presence in retail formats across Vikhroli, potentially allowing absorption of existing commercial inventory while enhancing neighbourhood service offerings in select strategic locations.

The market is experiencing comprehensive strategic recalibration with extraordinary contraction across historically dominant compact configurations coupled with stability in premium formats, suggesting developers are allowing substantial inventory absorption following years of exceptional previous expansion while maintaining Vikhroli's positioning as a predominantly accessible eastern micro-market with diverse yet focused housing options.

400084 (Barve Nagar)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	3	0	0	0
30-60 sqm	0	85	0	0	0
60-90 sqm	0	30	0	0	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	1	0	0	0

0-30 sqm: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 1 unit, showing total elimination of micro-housing. This continued absence indicates the extreme dormancy of Barve Nagar's real estate market following minimal previous activity, suggesting this micro-market remains largely undeveloped or potentially faces regulatory or economic constraints.

30-60 sqm: With zero units in 2024, supply has completely vanished from the previous average of 28.33 units, showing total abandonment of compact apartments. This continued absence reflects the extreme dormancy of new development activity in Barve Nagar, potentially indicating limited demand, infrastructure challenges, or regulatory obstacles that have halted development momentum.

60-90 sqm: Supply remains completely absent with zero units, showing continued elimination of mid-sized apartments. This continued absence confirms the extreme dormancy of development activity in this segment, suggesting Barve Nagar remains largely overlooked by developers despite its location within Mumbai's eastern suburbs.

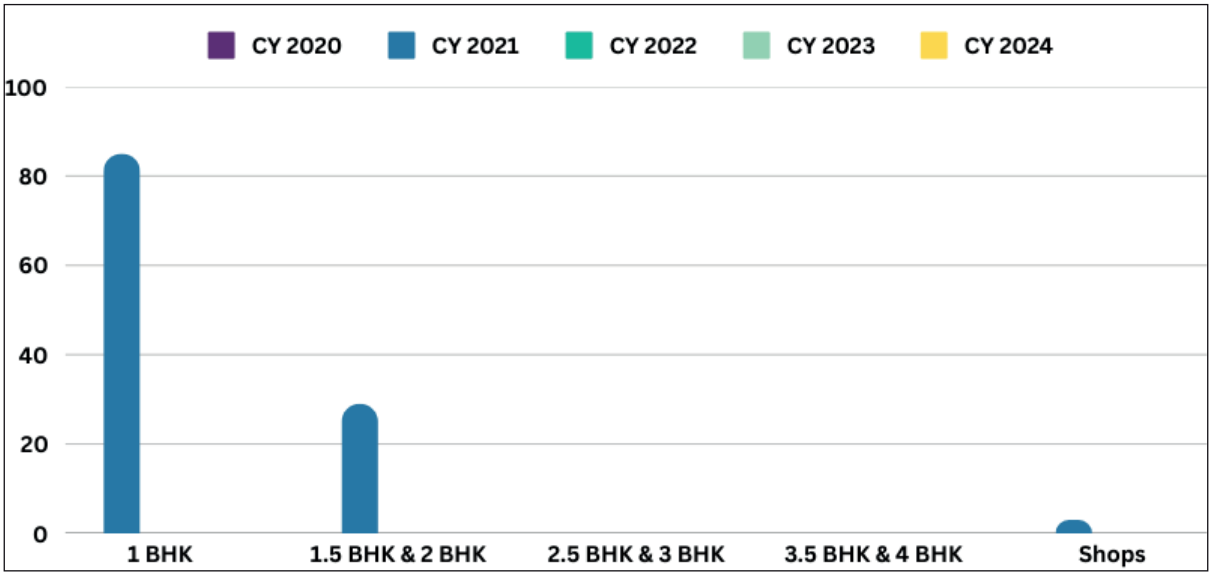
90-120 sqm: Supply continues to be non-existent with zero units, showing continued absence of premium mid-sized formats. This persistent absence indicates Barve Nagar has not yet established market potential for premium formats, potentially due to limited infrastructure development or perceived value proposition compared to neighbouring micro-markets.

120-150 sqm: Supply remains completely absent with zero units, showing continued elimination of luxury segments. This continued absence confirms Barve Nagar's limited appeal for luxury development, suggesting the area has not yet achieved the premium positioning necessary to support higher-end formats.

150-200 sqm: Supply has completely vanished with zero units in 2024 compared to the previous minimal average, showing total abandonment of ultra-luxury segments. This continued absence confirms Barve Nagar's complete lack of market potential for ultra-premium formats following minimal experimental previous activity.

The market is characterized by extreme dormancy with complete absence of new supply across all segments following minimal previous activity, suggesting homebuyers have extremely limited new options while indicating developers have comprehensively bypassed this micro-market due to potential infrastructure, demand, or regulatory limitations.

Analysis of New Supply by Configuration



400084	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	119	0	0	0
1 BHK	0	85	0	0	0
1.5 BHK & 2 BHK	0	29	0	0	0
2.5 BHK & 3 BHK	0	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	3	0	0	0

1 BHK: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 28.33 units, showing total elimination of starter homes. This continued absence indicates the extreme dormancy of Barve Nagar's real estate market following minimal previous activity in this

historically dominant segment, suggesting this micro-market remains largely undeveloped or faces significant constraints.

1.5 BHK & 2 BHK: With zero units in 2024, supply has completely vanished from the previous average of 9.67 units, showing total abandonment of mid-sized configurations. This continued absence reflects the extreme dormancy of development activity in Barve Nagar, potentially indicating limited demand, infrastructure challenges, or regulatory obstacles that have halted the minimal previous momentum.

2.5 BHK & 3 BHK: Supply remains completely absent with zero units, showing continued elimination of family-sized apartments. This persistent absence indicates Barve Nagar has not yet established any market potential for premium family formats, suggesting the area lacks the premium characteristics necessary to attract development of larger configurations.

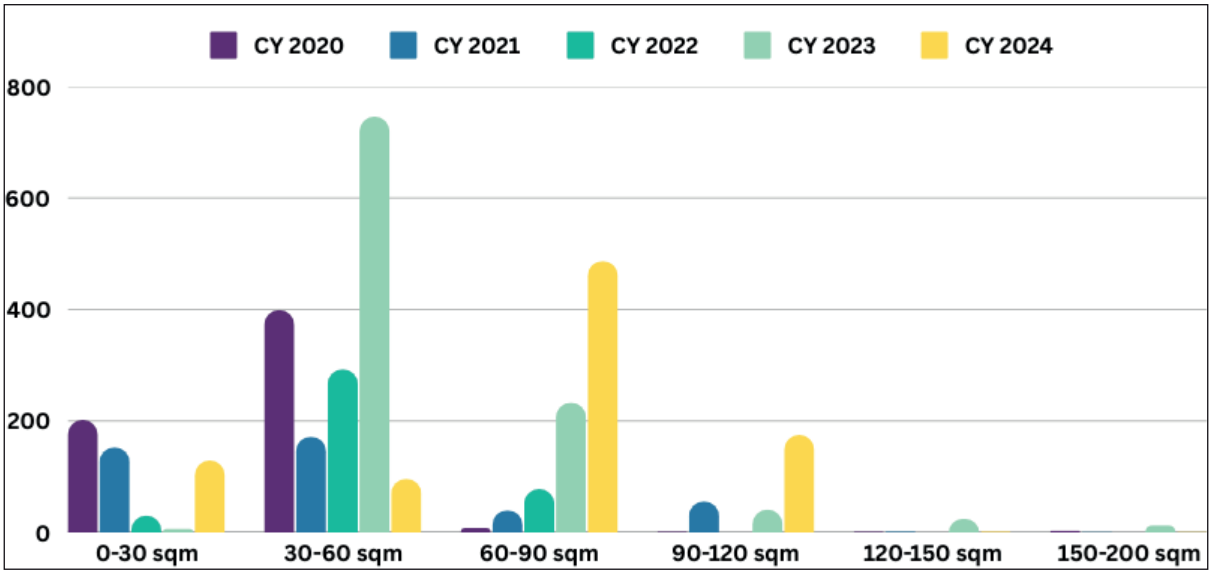
3.5 BHK & 4 BHK: Supply continues to be non-existent with zero units, showing continued absence of luxury configurations. This persistent absence confirms Barve Nagar's lack of market appeal for luxury development, suggesting the area has not yet achieved the premium positioning necessary to support high-end formats.

Shops: Supply has completely vanished with zero units in 2024 compared to the previous minimal average, showing total abandonment of commercial integration. This continued absence indicates extremely limited commercial development potential in Barve Nagar, potentially reflecting limited catchment demographics or inferior positioning compared to established commercial centres.

The market is characterized by extreme dormancy with complete absence of new supply across all configurations following minimal previous activity, suggesting potential homebuyers face essentially no new options while indicating developers have collectively bypassed this micro-market due to potential infrastructure, demand, or regulatory limitations that warrant comprehensive investigation.

400086 (Ghatkopar West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	202	153	30	7	129
30-60 sqm	399	172	293	746	96
60-90 sqm	8	40	78	233	487
90-120 sqm	2	56	0	41	175
120-150 sqm	2	2	0	24	2
150-200 sqm	3	1	0	13	1

0-30 sqm: Supply has increased substantially by 103.7% to 129 units in 2024 compared to the previous 3-year average of 63.33 units, showing significant growth in micro-housing. This notable expansion indicates renewed developer interest in extremely compact formats in Ghatkopar West, leveraging the area's exceptional connectivity advantages while offering strategic entry-level housing in this established western suburb.

30-60 sqm: With just 96 units in 2024, supply has collapsed by 76.2% from the previous average, showing catastrophic contraction in compact apartments. This extraordinary reduction suggests comprehensive developer recalibration away from this historically dominant segment in Ghatkopar West, potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion.

60-90 sqm: Supply has exploded with an unprecedented 316.2% increase to 487 units, showing revolutionary growth in mid-sized apartments. This extraordinary expansion demonstrates transformative developer focus on versatile formats that balance efficiency with spaciousness in Ghatkopar West, strategically aligning with evolving preferences of families seeking optimal living spaces in this well-connected western suburb.

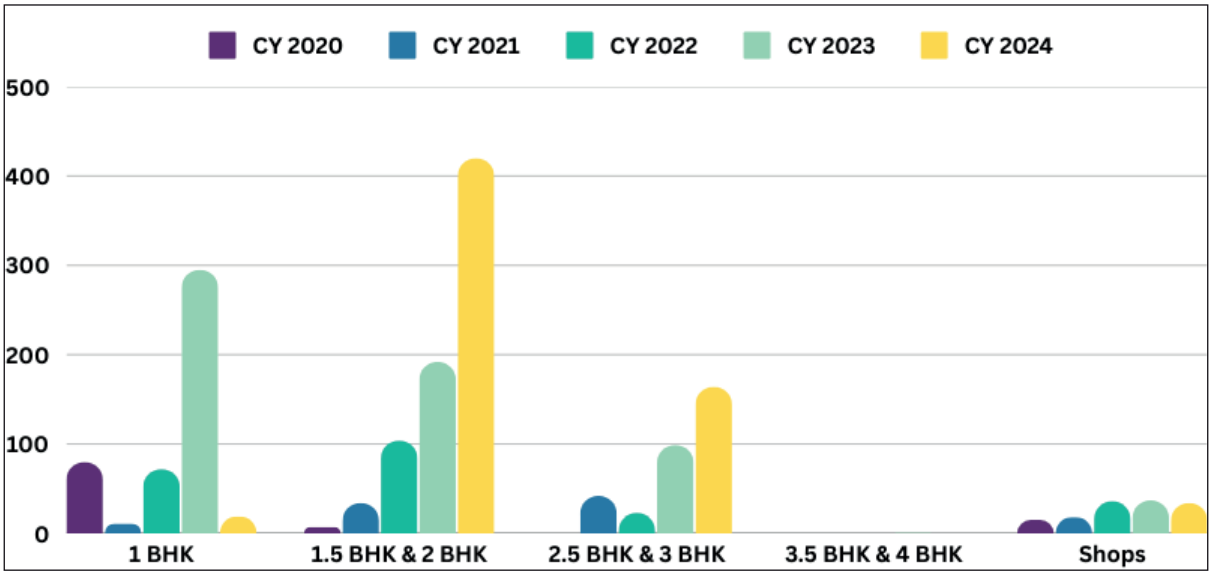
90-120 sqm: With 175 units in 2024, supply has increased extraordinarily by 441.3% from the previous average, showing transformative growth in premium mid-sized formats. This remarkable expansion indicates revolutionary developer confidence in premium formats in Ghatkopar West, targeting affluent buyers seeking spacious residences in this increasingly premium western suburb with exceptional connectivity advantages.

120-150 sqm: Supply has collapsed by 76.9% to just 2 units, showing catastrophic contraction in luxury segments. This extraordinary reduction maintains minimal token developer presence in premium formats in Ghatkopar West, potentially following experimental previous expansion or indicating strategic recalibration toward optimized configuration mixes.

150-200 sqm: With just 1 unit in 2024, supply has decreased dramatically by 78.6% from the minimal previous average, showing substantial contraction in ultra-luxury segments. This notable reduction maintains minimal token developer presence in ultra-premium formats in Ghatkopar West, confirming the area's strategic focus on mid-market segments.

The market is experiencing comprehensive transformative recalibration with revolutionary expansion in mid-sized and premium mid-sized segments coupled with strategic contraction in historically dominant compact formats, creating unprecedented premium living opportunities while suggesting developers are decisively repositioning Ghatkopar West as an increasingly premium micro-market with optimized configuration offerings.

Analysis of New Supply by Configuration



400086	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	620	424	402	1072	892
1 BHK	80	11	72	295	19
1.5 BHK & 2 BHK	7	34	104	192	420
2.5 BHK & 3 BHK	0	42	23	99	164
3.5 BHK & 4 BHK	0	0	0	1	0
Shops	15	18	36	37	34

1 BHK: Supply has collapsed by 84.9% to just 19 units in 2024 compared to the previous 3-year average of 126 units, showing catastrophic contraction in starter homes. This extraordinary reduction suggests comprehensive developer recalibration away from compact configurations in Ghatkopar West, potentially allowing absorption of substantial existing inventory following years of previous expansion in this historically significant segment.

1.5 BHK & 2 BHK: With 420 units in 2024, supply has increased extraordinarily by 281.8% from the previous average, showing revolutionary growth in mid-sized configurations. This unprecedented expansion demonstrates transformative developer focus on versatile formats that balance efficiency with functionality in Ghatkopar West, appealing to young professionals and small families leveraging the area's exceptional connectivity advantages.

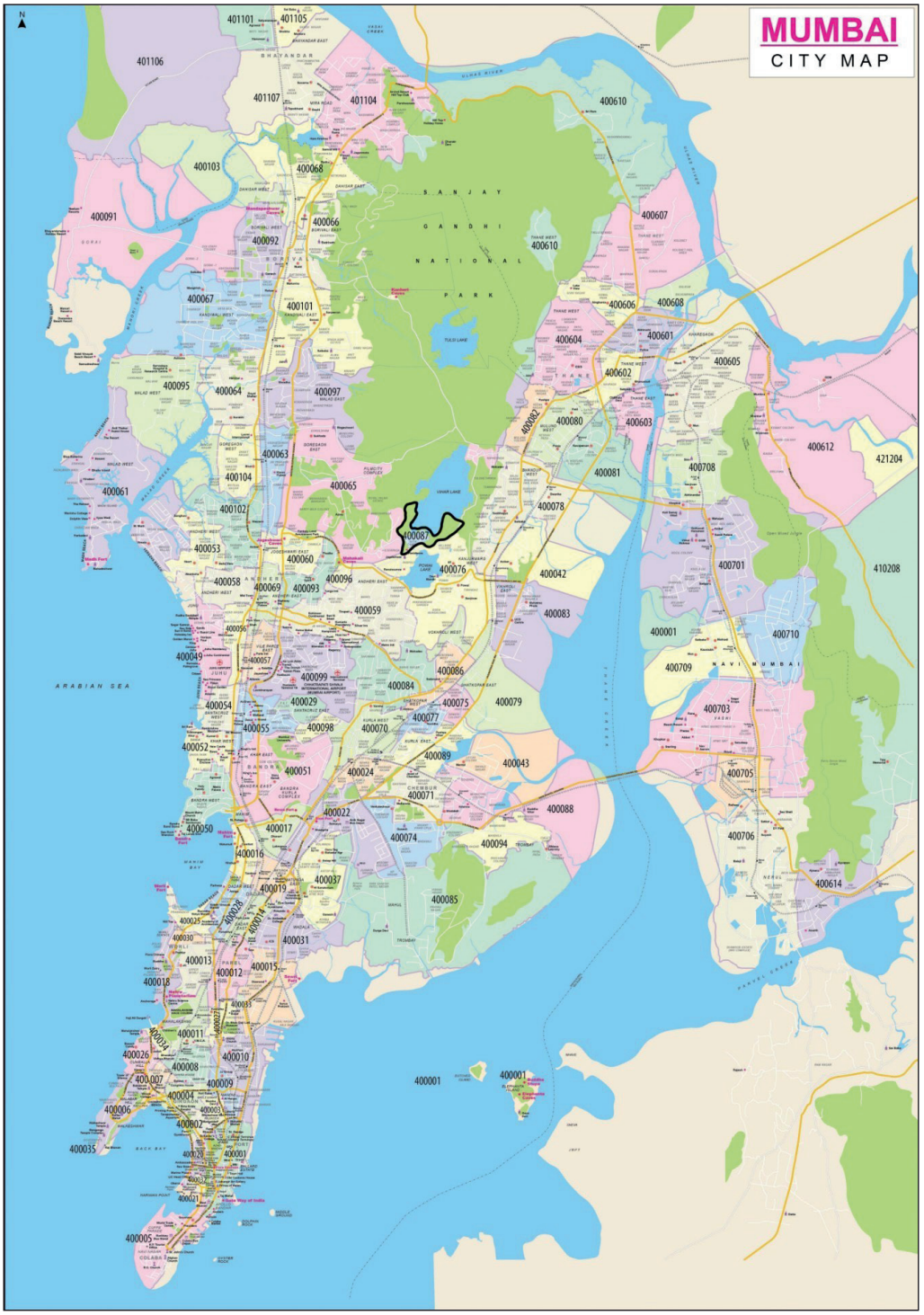
2.5 BHK & 3 BHK: Supply has increased extraordinarily by 200% to 164 units, showing transformative growth in family-sized apartments. This remarkable expansion indicates revolutionary developer confidence in premium family formats in Ghatkopar West, targeting established families seeking spacious residences in this increasingly premium western suburb with exceptional lifestyle amenities.

3.5 BHK & 4 BHK: Supply has completely vanished with zero units in 2024 compared to the minimal previous average, showing total elimination of luxury configurations. This disappearance confirms Ghatkopar West's strategic market positioning predominantly in mid-market segments, acknowledging market realities while maintaining focus on optimal configurations for the target demographic.

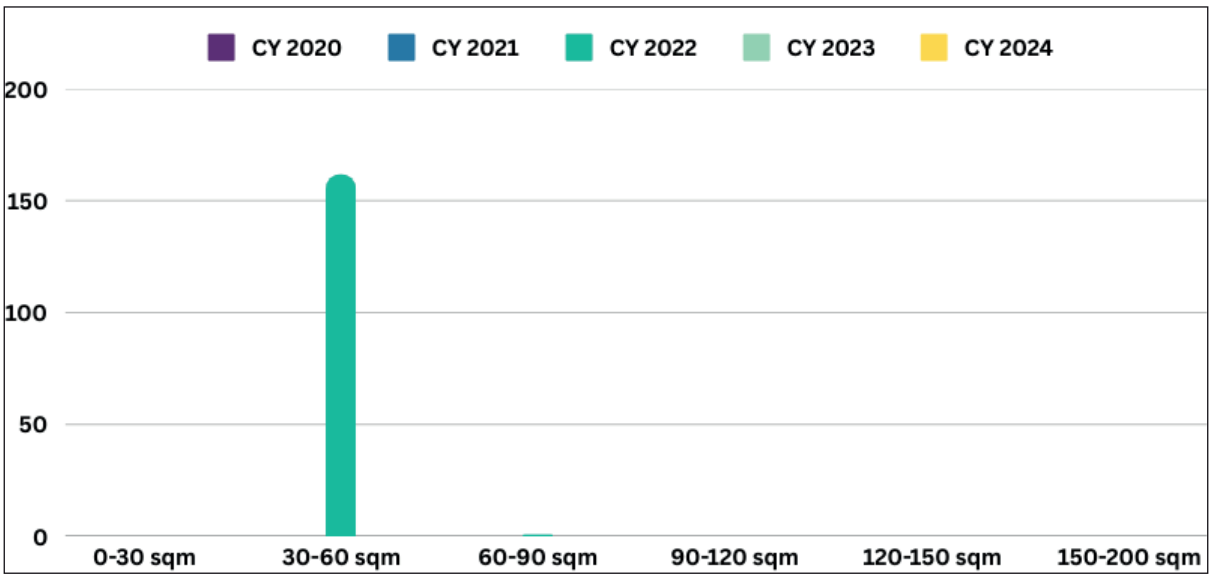
Shops: Supply has increased modestly by 12.1% to 34 units, showing slight growth in commercial integration. This stability maintains consistent developer focus on retail formats across Ghatkopar West, strategically enhancing mixed-use development appeal in this established western suburb with vibrant commercial characteristics.

The market is experiencing comprehensive transformative recalibration with revolutionary expansion in mid-sized and family-oriented formats coupled with strategic abandonment of compact and luxury configurations, creating optimized premium living opportunities while suggesting developers are decisively repositioning Ghatkopar West as an increasingly premium western micro-market with precisely targeted configuration mix.

400087 (NITIE)



Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	0	0
30-60 sqm	0	0	162	0	0
60-90 sqm	0	0	1	0	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply remains completely absent with zero units in 2024, showing continued elimination of micro-housing. This continued absence indicates NITIE-400087 has not established any market potential for extremely compact formats, potentially reflecting the area's orientation toward slightly larger student or faculty accommodations.

30-60 sqm: With zero units in 2024, supply has completely vanished from the previous average of 54 units, showing total abandonment of compact apartments. This extraordinary reduction indicates extreme dormancy in the NITIE micro-market, suggesting the previous 2022 development may have been a singular institutional or special-purpose project rather than part of a continuous development pattern.

60-90 sqm: Supply has completely disappeared with zero units in 2024 compared to the minimal previous average, showing total elimination of mid-sized apartments. This continued absence reinforces the extreme dormancy in development activity, suggesting the NITIE area may face institutional constraints, limited private development interest, or dependence on specific educational expansion cycles.

90-120 sqm: Supply continues to be non-existent with zero units, showing continued absence of premium mid-sized formats. This persistent absence indicates this micro-market has not established

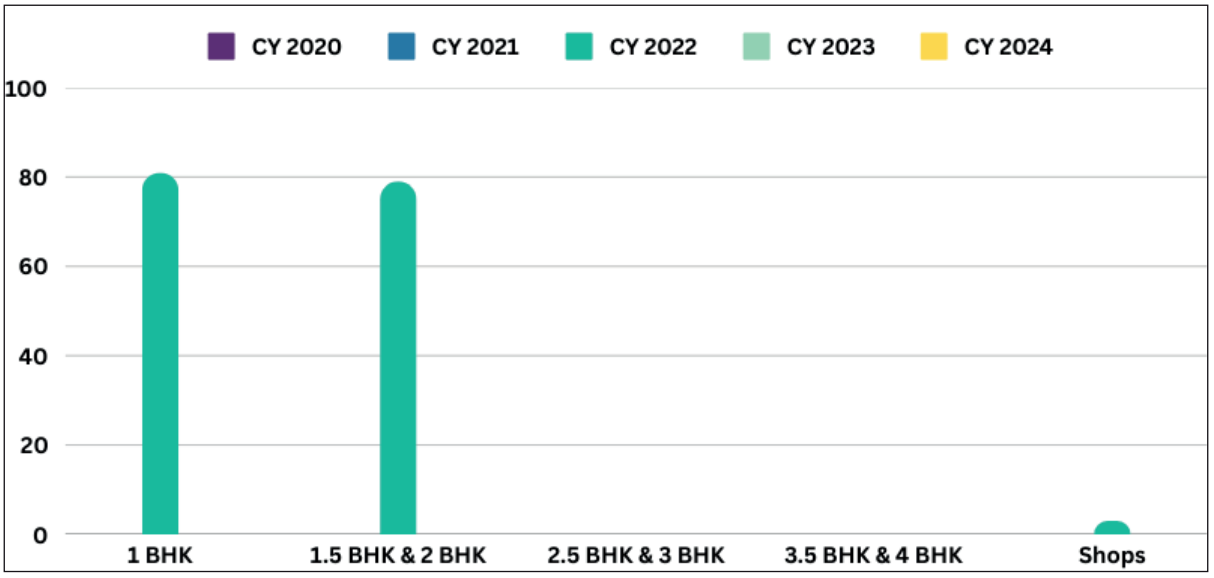
potential for premium formats, potentially reflecting its specialized institutional character focused on educational rather than premium residential development.

120-150 sqm: Supply remains completely absent with zero units, showing continued elimination of luxury segments. This continued absence confirms the NITIE micro-market's orientation toward practical rather than luxury housing, reflecting its academic institutional focus.

150-200 sqm: Supply remains completely absent with zero units, showing continued elimination of ultra-luxury segments. This continued absence confirms the NITIE area's specialized character with no established market for high-end luxury housing.

The market displays extreme sporadic development patterns with complete absence of new supply in 2024 following a singular concentrated development in 2022, suggesting homebuyers face essentially no continuous options in this specialized micro-market while indicating developers view this area as suitable only for targeted institutional or special-purpose projects rather than ongoing residential development.

Analysis of New Supply by Configuration



400087	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	0	0	163	0	0
1 BHK	0	0	81	0	0
1.5 BHK & 2 BHK	0	0	79	0	0
2.5 BHK & 3 BHK	0	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	0	3	0	0

1 BHK: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 27 units, showing total abandonment of starter homes. This extraordinary reduction

indicates extreme dormancy in the NITIE micro-market, suggesting the previous 2022 development was likely a singular institutional project targeting specific student or faculty housing needs.

1.5 BHK & 2 BHK: With zero units in 2024, supply has completely disappeared from the previous average of 26.33 units, showing total elimination of mid-sized configurations. This continued absence reinforces the extreme sporadic nature of development in this specialized micro-market, potentially reflecting its dependence on specific institutional expansion cycles.

2.5 BHK & 3 BHK: Supply remains completely absent with zero units, showing continued elimination of family-sized apartments. This persistent absence confirms the NITIE micro-market's orientation toward smaller, practical configurations suitable for academic-related housing rather than family-oriented residential development.

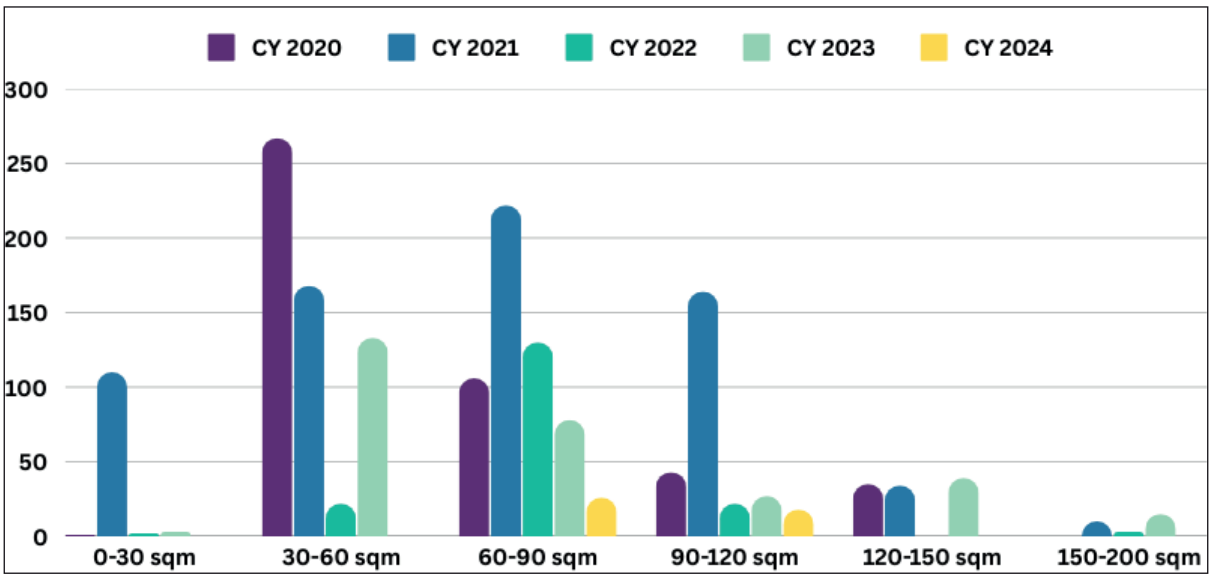
3.5 BHK & 4 BHK: Supply continues to be non-existent with zero units, showing continued absence of luxury configurations. This persistent absence reinforces the specialized institutional character of the NITIE area with no established market for premium luxury housing options.

Shops: Supply has completely disappeared with zero units in 2024 compared to the minimal previous average, showing total elimination of commercial integration. This continued absence suggests commercial development in this area remains extremely minimal and likely tied to specific institutional service needs rather than broader retail expansion.

The market demonstrates extreme dormancy with completely sporadic development patterns dictated by specific institutional rather than market-driven factors, suggesting stakeholders should view this area as a specialized micro-market with limited continuous residential development potential unless directly connected to institutional expansion initiatives.

400088 (Deonar/Mankhurd)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	1	110	2	3	0
30-60 sqm	267	168	22	133	0
60-90 sqm	106	222	130	78	26
90-120 sqm	43	164	22	27	18
120-150 sqm	35	34	0	39	0
150-200 sqm	0	10	3	15	0

0-30 sqm: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 38.33 units, showing total elimination of micro-housing. This extraordinary disappearance indicates comprehensive developer withdrawal from extremely compact formats in Deonar-Mankhurd, potentially reflecting declining investor interest in entry-level housing in this economically challenged eastern suburb.

30-60 sqm: With zero units in 2024, supply has completely collapsed from the previous average of 107.67 units, showing catastrophic abandonment of compact apartments. This unprecedented disappearance demonstrates extraordinary developer retreat from affordable housing in Deonar-Mankhurd, potentially reflecting fundamental market challenges including infrastructure limitations and environmental concerns associated with proximity to the Deonar dumping ground.

60-90 sqm: Supply has collapsed by 81.9% to just 26 units, showing catastrophic contraction in mid-sized apartments. This extraordinary reduction maintains minimal developer presence in versatile formats in Deonar-Mankhurd, potentially indicating comprehensive market recalibration following previous overexpansion in this challenged eastern suburb.

90-120 sqm: With just 18 units in 2024, supply has decreased dramatically by 74.6% from the previous average, showing substantial contraction in premium mid-sized formats. This notable

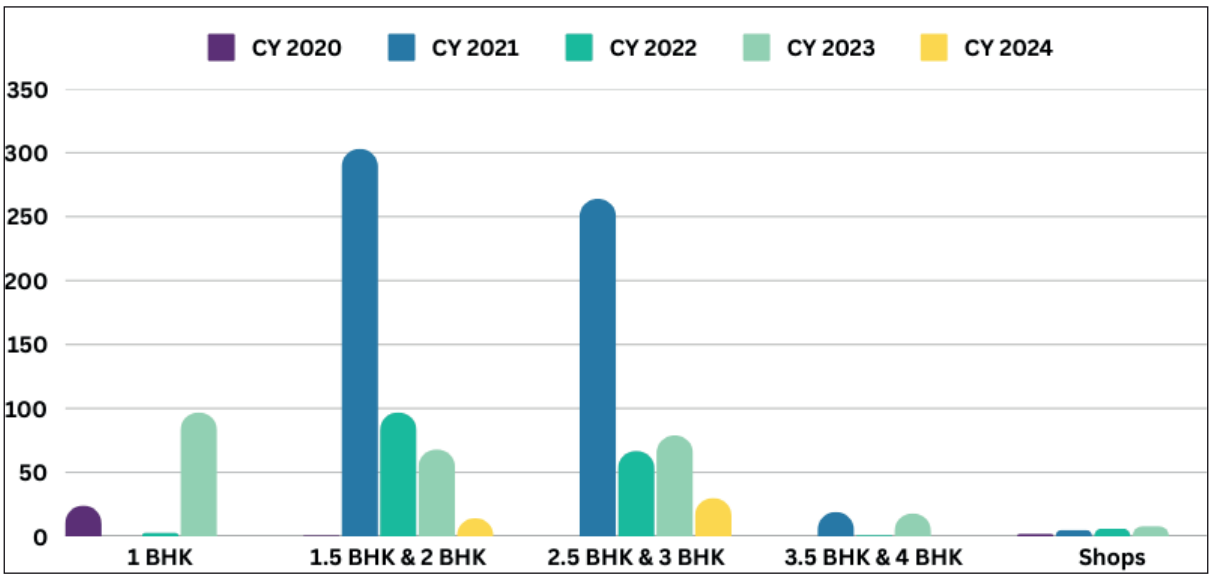
reduction maintains minimal experimental developer presence in premium formats in select locations of Deonar-Mankhurd, potentially serving niche segments while reflecting broader market challenges in this traditionally affordable eastern suburb.

120-150 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of luxury segments. This extraordinary disappearance indicates comprehensive developer abandonment of premium experiments in Deonar-Mankhurd, recognizing limited market potential for luxury formats in this predominantly affordable eastern suburb.

150-200 sqm: Supply has completely disappeared with zero units in 2024, showing total abandonment of ultra-luxury segments. This elimination confirms Deonar-Mankhurd's fundamental positioning exclusively in affordable and mid-market segments, acknowledging market realities while reinforcing the absence of viable luxury potential.

The market is experiencing unprecedented comprehensive contraction with catastrophic reductions across all segments, creating extremely limited new options while suggesting developers have fundamentally reassessed Deonar-Mankhurd's viability, potentially due to persistent challenges including environmental concerns, infrastructure limitations, and evolving buyer preferences.

Analysis of New Supply by Configuration



400088	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total Units	454	719	180	296	44
1 BHK	24	0	3	97	0
1.5 BHK & 2 BHK	1	303	97	68	14
2.5 BHK & 3 BHK	0	264	67	79	30
3.5 BHK & 4 BHK	0	19	1	18	0
Shops	2	5	6	8	0

1 BHK: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 33.33 units, showing total elimination of starter homes. This extraordinary disappearance indicates comprehensive developer abandonment of entry-level housing in Deonar-Mankhurd, potentially reflecting declining market interest in compact configurations in this economically challenged eastern suburb.

1.5 BHK & 2 BHK: With just 14 units in 2024, supply has collapsed by 91% from the previous average, showing catastrophic contraction in mid-sized configurations. This extraordinary reduction maintains minimal token developer presence in versatile formats in Deonar-Mankhurd, potentially indicating comprehensive market reassessment following previous overexpansion in this environmentally challenged eastern suburb.

2.5 BHK & 3 BHK: Supply has decreased dramatically by 78% to just 30 units, showing substantial contraction in family-sized apartments. This notable reduction maintains minimal experimental developer presence in premium family formats in select locations of Deonar-Mankhurd, potentially serving specific niche segments while reflecting broader market challenges in this traditionally affordable eastern suburb.

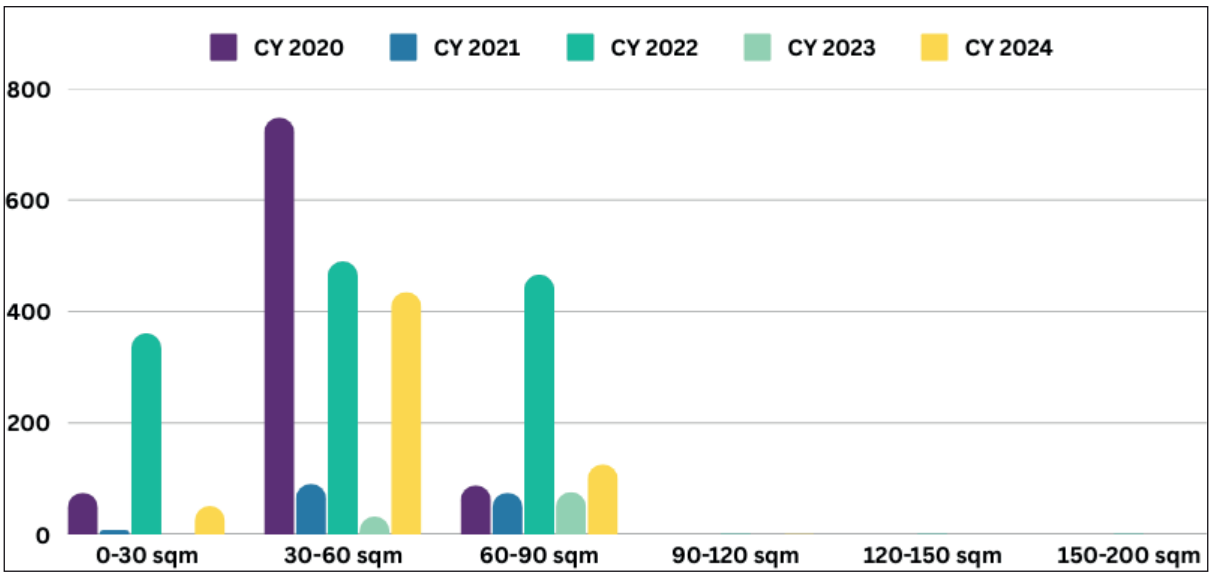
3.5 BHK & 4 BHK: Supply has completely disappeared with zero units in 2024, showing total abandonment of luxury configurations. This elimination confirms Deonar-Mankhurd's fundamental positioning exclusively in affordable and mid-market segments, acknowledging limited luxury potential in this traditionally affordable eastern suburb.

Shops: Supply has completely vanished with zero units in 2024, showing total elimination of commercial integration. This extraordinary disappearance indicates comprehensive abandonment of mixed-use elements in Deonar-Mankhurd, potentially reflecting declining confidence in local commercial viability in this challenged micro-market.

The market is experiencing unprecedented comprehensive contraction with catastrophic reductions across all configurations, suggesting potential homebuyers face extremely limited new options while indicating developers have fundamentally reassessed Deonar-Mankhurd's viability as a residential destination, potentially requiring targeted infrastructure and environmental interventions to restore development interest.

400089 (Kurla/Lokmanya Tilak Terminus)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	75	8	361	0	51
30-60 sqm	748	91	490	32	435
60-90 sqm	88	75	466	76	126
90-120 sqm	0	0	1	0	1
120-150 sqm	0	0	1	0	0
150-200 sqm	0	0	1	0	0

0-30 sqm: Supply has decreased significantly by 58.5% to 51 units in 2024 compared to the previous 3-year average of 123 units, showing substantial contraction in micro-housing. This notable reduction maintains meaningful developer presence in extremely compact formats in Lokmanya Tilak Terminus, suggesting strategic recalibration while continuing to leverage the area's exceptional railway connectivity for practical transit-oriented affordable housing.

30-60 sqm: With 435 units in 2024, supply has increased extraordinarily by 112.9% from the previous average, showing transformative growth in compact apartments. This remarkable expansion demonstrates robust developer confidence in efficiently designed affordable housing in Lokmanya Tilak Terminus, strategically capitalizing on the area's exceptional railway connectivity while offering optimal entry-level living spaces in this transit-oriented eastern suburb.

60-90 sqm: Supply has decreased significantly by 38.7% to 126 units, showing substantial contraction in mid-sized apartments. This notable reduction maintains meaningful developer presence in versatile formats in Lokmanya Tilak Terminus, potentially allowing inventory absorption while continuing to offer family-oriented housing options in this well-connected eastern suburb.

90-120 sqm: With just 1 unit in 2024, supply has increased marginally from the minimal previous average, showing token presence in premium mid-sized formats. This minimal presence indicates

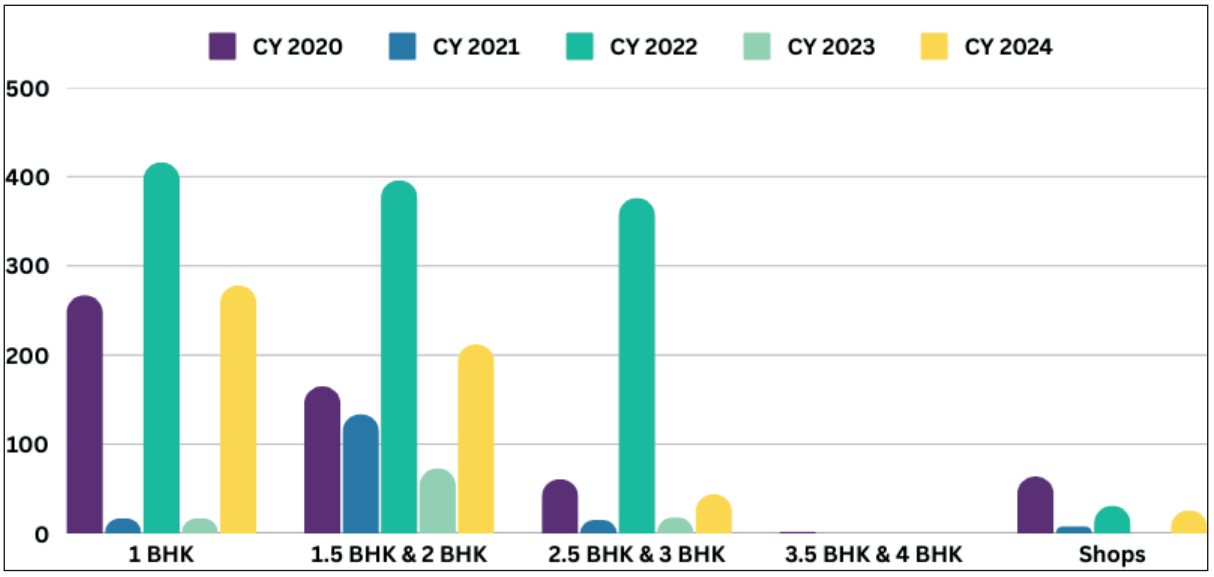
extremely limited developer experimentation with premium formats in highly select locations of Lokmanya Tilak Terminus, reflecting the area's predominantly affordable market positioning.

120-150 sqm: Supply remains completely absent with zero units in 2024, showing total elimination of luxury segments. This absence confirms Lokmanya Tilak Terminus's strategic market positioning exclusively in affordable and mid-market segments, acknowledging market realities while maintaining focus on optimal configurations for the transit-dependent demographic.

150-200 sqm: Supply remains completely absent with zero units in 2024, showing continued elimination of ultra-luxury segments. This continued absence confirms Lokmanya Tilak Terminus's fundamental positioning as an affordable transit-oriented suburb without viable luxury market potential.

The market is experiencing strategic recalibration with extraordinary expansion in compact affordable segments coupled with contraction in other categories, suggesting homebuyers have significantly expanded entry-level options while indicating developers are optimizing Lokmanya Tilak Terminus's product mix to align precisely with its transit-oriented affordable market positioning.

Analysis of New Supply by Configuration



400089	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	911	174	1320	108	613
1 BHK	267	17	416	17	278
1.5 BHK & 2 BHK	165	134	396	73	212
2.5 BHK & 3 BHK	61	15	376	18	44
3.5 BHK & 4 BHK	2	0	0	0	0
Shops	64	8	31	0	26

1 BHK: Supply has increased significantly by 85.3% to 278 units in 2024 compared to the previous 3-year average of 150 units, showing substantial growth in starter homes. This remarkable expansion

demonstrates robust developer confidence in compact configurations in Lokmanya Tilak Terminus, strategically leveraging the area's exceptional railway connectivity to target transit-dependent first-time homebuyers and investors in this affordable eastern suburb.

1.5 BHK & 2 BHK: With 212 units in 2024, supply has increased modestly by 5.5% from the previous average, showing slight growth in mid-sized configurations. This stability maintains consistent developer presence in versatile formats in Lokmanya Tilak Terminus, catering to small families and working professionals while offering optimal balance between affordability and space in this transit-oriented eastern suburb.

2.5 BHK & 3 BHK: Supply has decreased dramatically by 67.7% to just 44 units, showing substantial contraction in family-sized apartments. This notable reduction maintains minimal developer presence in premium family formats in Lokmanya Tilak Terminus, reflecting strategic recalibration toward configurations better aligned with the area's predominantly affordable market positioning.

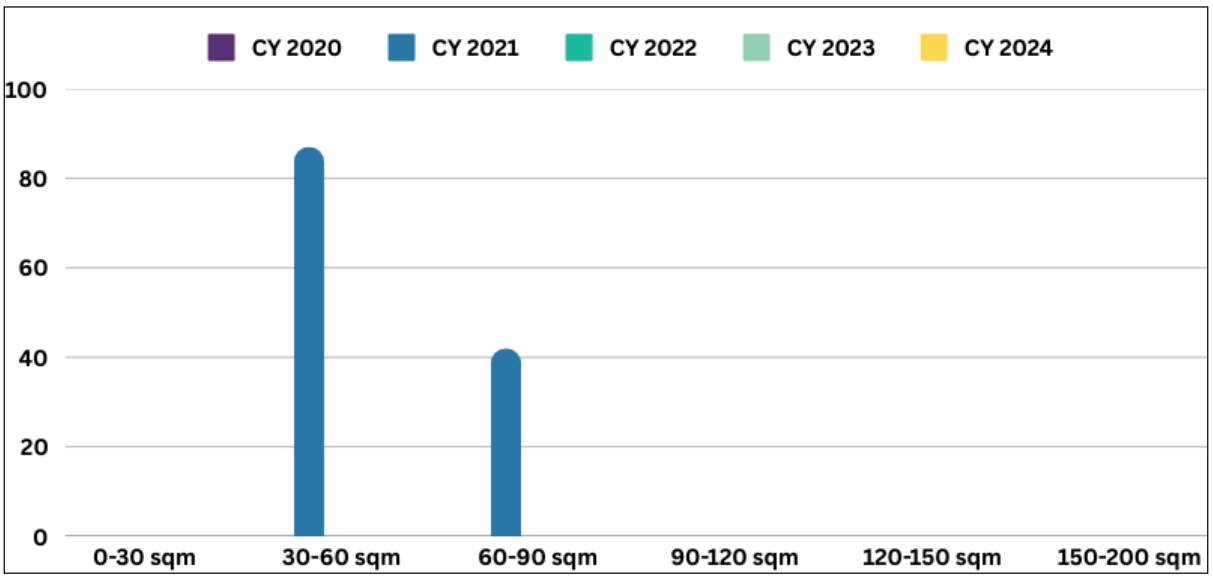
3.5 BHK & 4 BHK: Supply remains completely absent with zero units in 2024, showing continued elimination of luxury configurations. This continued absence confirms Lokmanya Tilak Terminus's fundamental positioning as an affordable transit-oriented suburb without viable luxury market potential.

Shops: Supply has increased substantially by 100% to 26 units, showing significant growth in commercial integration. This notable expansion demonstrates increasing developer focus on mixed-use elements in Lokmanya Tilak Terminus, strategically enhancing transit-oriented development appeal by integrating retail conveniences in this high-footfall railway terminal area.

The market is experiencing strategic recalibration with significant expansion in compact affordable configurations and commercial elements coupled with contraction in premium segments, suggesting stakeholders should anticipate Lokmanya Tilak Terminus continuing to evolve as a predominantly affordable transit-oriented micro-market with optimized product mix focused on smaller configurations and enhanced mixed-use characteristics.

400090 (Bangur Nagar)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	0	0	0	0
30-60 sqm	0	87	0	0	0
60-90 sqm	0	42	0	0	0
90-120 sqm	0	0	0	0	0
120-150 sqm	0	0	0	0	0
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply remains completely absent with zero units in 2024, showing continued elimination of micro-housing. This persistent absence indicates Bangur Nagar has not established any market potential for extremely compact formats, potentially reflecting the area's orientation toward slightly larger family-oriented accommodations.

30-60 sqm: With zero units in 2024, supply has completely vanished from the previous 3-year average of 29 units, showing total abandonment of compact apartments. This extraordinary disappearance suggests extreme dormancy in Bangur Nagar's real estate market following the isolated 2021 development, potentially indicating that previous project was a singular opportunity rather than part of continuous development pattern.

60-90 sqm: Supply has completely disappeared with zero units in 2024 compared to the previous average of 14 units, showing total elimination of mid-sized apartments. This continued absence reinforces the extreme dormancy in development activity in Bangur Nagar, suggesting this western suburb may face limited land availability, regulatory constraints, or market positioning challenges.

90-120 sqm: Supply continues to be non-existent with zero units, showing continued absence of premium mid-sized formats. This persistent absence indicates Bangur Nagar has not yet established

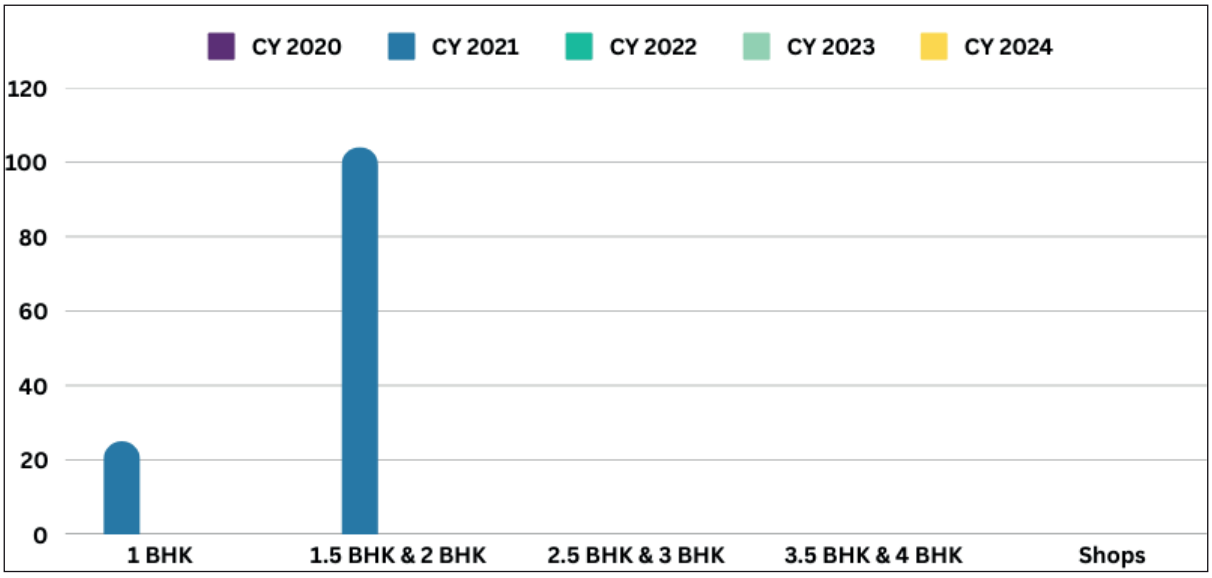
consistent market potential for premium formats, potentially reflecting limited premium positioning compared to neighbouring premium western suburbs.

120-150 sqm: Supply remains completely absent with zero units, showing continued elimination of luxury segments. This continued absence confirms Bangur Nagar's limited luxury development potential despite its western suburbs location, potentially due to land constraints or competitive disadvantages.

150-200 sqm: Supply remains completely absent with zero units, showing continued elimination of ultra-luxury segments. This persistent absence confirms Bangur Nagar has not established any market for ultra-premium formats despite its western location.

The market displays extreme sporadic development patterns with complete absence of new supply in 2024 following an isolated development in 2021, suggesting homebuyers face essentially no continuous options in this micro-market while indicating developers view Bangur Nagar as suitable only for isolated opportunistic projects rather than consistent development.

Analysis of New Supply by Configuration



400090	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	0	129	0	0	0
1 BHK	0	25	0	0	0
1.5 BHK & 2 BHK	0	104	0	0	0
2.5 BHK & 3 BHK	0	0	0	0	0
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	0	0	0	0	0

1 BHK: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 8.33 units, showing total abandonment of starter homes. This extraordinary disappearance

indicates extreme dormancy in Bangur Nagar's real estate market following the isolated 2021 development, suggesting minimal continuous market potential for compact formats in this western suburb.

1.5 BHK & 2 BHK: With zero units in 2024, supply has completely disappeared from the previous average of 34.67 units, showing total elimination of mid-sized configurations. This continued absence reinforces the extreme sporadic nature of development in Bangur Nagar, potentially reflecting limited land availability or market positioning challenges in this western suburb.

2.5 BHK & 3 BHK: Supply remains completely absent with zero units, showing continued elimination of family-sized apartments. This persistent absence confirms Bangur Nagar has not established consistent market potential for premium family formats despite its western suburbs location, potentially reflecting competitive disadvantages compared to neighbouring premium areas.

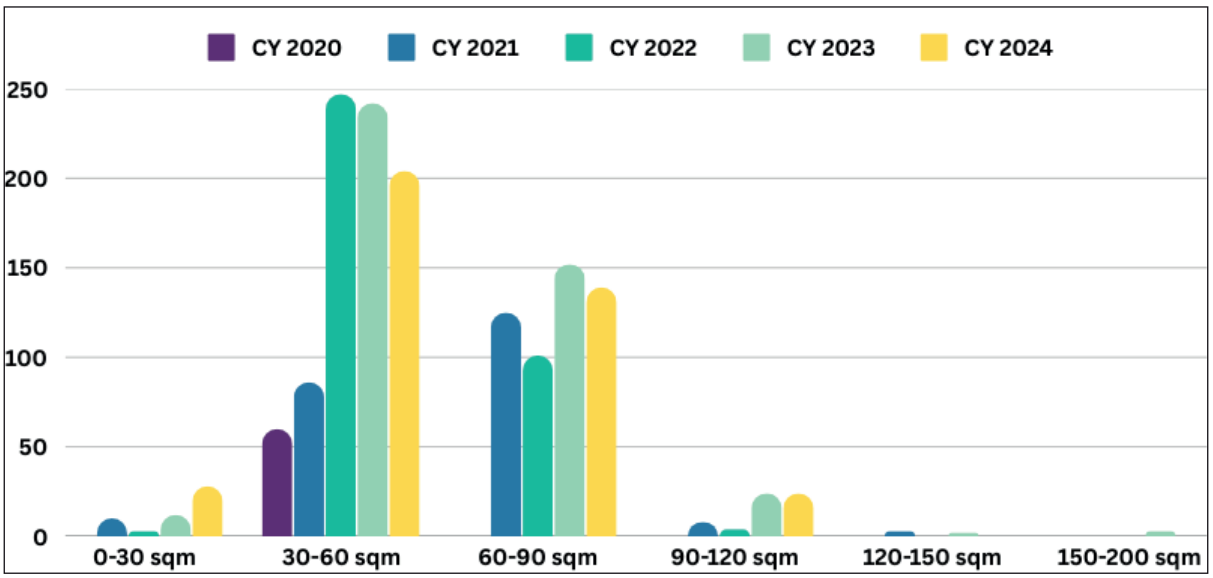
3.5 BHK & 4 BHK: Supply continues to be non-existent with zero units, showing continued absence of luxury configurations. This persistent absence reinforces Bangur Nagar's limited luxury development potential despite its western location, suggesting the area has not achieved premium positioning in Mumbai's competitive western suburbs landscape.

Shops: Supply remains completely absent with zero units, showing continued elimination of commercial integration. This persistent absence indicates extremely limited mixed-use development potential in Bangur Nagar, suggesting the area maintains primarily residential characteristics without significant commercial expansion.

The market demonstrates extreme dormancy with completely sporadic development patterns dominated by isolated opportunistic projects rather than continuous development momentum, suggesting stakeholders should view Bangur Nagar as a niche opportunistic micro-market with limited development potential unless significant catalytic projects or infrastructure improvements emerge.

400091 (Borivali West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	10	3	12	28
30-60 sqm	60	86	247	242	204
60-90 sqm	0	125	101	152	139
90-120 sqm	0	8	4	24	24
120-150 sqm	0	3	0	2	0
150-200 sqm	0	0	0	3	0

0-30 sqm: Supply has increased extraordinarily by 236.1% to 28 units in 2024 compared to the previous 3-year average of 8.33 units, showing transformative growth in micro-housing. This remarkable expansion indicates growing developer confidence in compact formats in Borivali West, strategically targeting first-time homebuyers and investors seeking affordable entry points in this premium western suburb.

30-60 sqm: With 204 units in 2024, supply has increased modestly by 6.4% from the previous average, showing slight growth in compact apartments. This stability maintains robust developer focus on efficiently designed affordable housing in Borivali West, leveraging the area's exceptional connectivity and established infrastructure while offering strategic entry-level living spaces.

60-90 sqm: Supply has increased modestly by 10.3% to 139 units, showing slight growth in mid-sized apartments. This stability maintains substantial developer presence in versatile formats in Borivali West, catering to small families seeking optimal balance between space and affordability in this highly desirable western suburb with comprehensive amenities.

90-120 sqm: With 24 units in 2024, supply has doubled from the previous average, showing substantial growth in premium mid-sized formats. This notable expansion indicates increasing developer

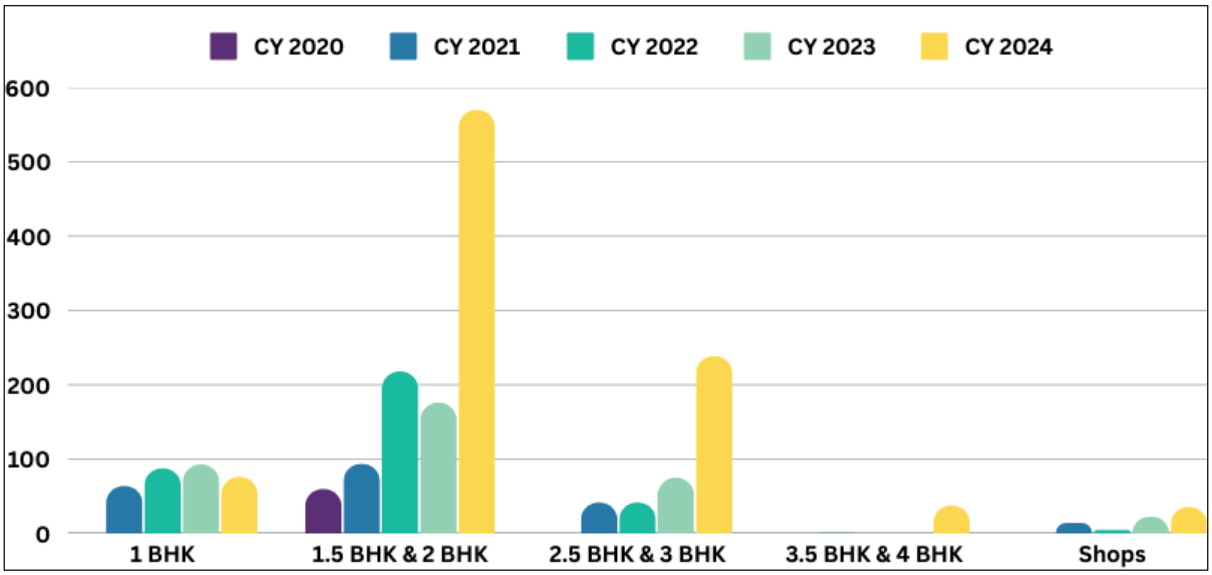
confidence in premium formats in Borivali West, targeting affluent buyers seeking spacious residences in this prestigious western suburb with exceptional lifestyle characteristics.

120-150 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of luxury segments. This disappearance suggests strategic developer recalibration toward optimized configuration mixes in Borivali West, potentially focusing resources on more market-aligned segments in this premium western suburb.

150-200 sqm: Supply has completely disappeared with zero units in 2024, showing total abandonment of ultra-luxury segments. This elimination indicates comprehensive developer focus on practical premium formats rather than ultra-luxury configurations in Borivali West, acknowledging market realities while optimizing product offerings.

The market is experiencing comprehensive transformative expansion particularly in compact and mid-sized segments with revolutionary growth in total supply, creating unprecedented diverse living opportunities while suggesting developers are aggressively positioning Borivali West as an increasingly premium yet accessible western micro-market with optimized configuration offerings across multiple price points.

Analysis of New Supply by Configuration



400091	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	60	234	355	436	1046
1 BHK	0	64	88	93	76
1.5 BHK & 2 BHK	60	94	218	176	570
2.5 BHK & 3 BHK	0	42	42	75	239
3.5 BHK & 4 BHK	0	1	0	0	38
Shops	0	14	5	22	36

1 BHK: Supply has decreased marginally by 6.9% to 76 units in 2024 compared to the previous 3-year average, showing slight contraction in starter homes. This stability maintains substantial developer focus on compact configurations in Borivali West, strategically targeting young professionals and investors seeking affordable entry points in this premium western suburb with exceptional connectivity advantages.

1.5 BHK & 2 BHK: With 570 units in 2024, supply has increased extraordinarily by 250.4% from the previous average, showing revolutionary growth in mid-sized configurations. This unprecedented expansion demonstrates transformative developer confidence in versatile formats in Borivali West, appealing to small families and working professionals leveraging the area's exceptional western suburbs lifestyle with optimal space efficiency.

2.5 BHK & 3 BHK: Supply has exploded with an unprecedented 350.9% increase to 239 units, showing revolutionary growth in family-sized apartments. This extraordinary expansion indicates revolutionary developer focus on premium family formats in Borivali West, targeting established families seeking spacious residences in this prestigious western suburb with exceptional lifestyle amenities and educational infrastructure.

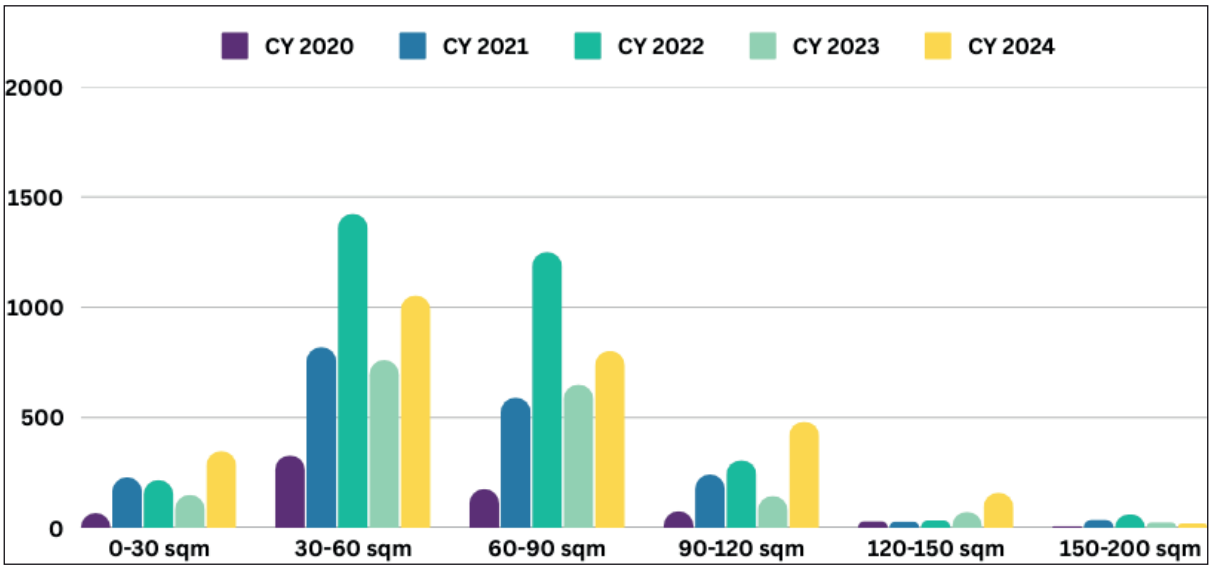
3.5 BHK & 4 BHK: With 38 units in 2024, supply has emerged dramatically from a virtually non-existent previous base, showing unprecedented growth in luxury configurations. This extraordinary emergence demonstrates revolutionary developer experimentation with premium luxury formats in select prime locations of Borivali West, targeting wealthy buyers seeking exclusive living experiences in this increasingly upmarket western suburb.

Shops: Supply has increased extraordinarily by 163.4% to 36 units, showing transformative growth in commercial integration. This remarkable expansion demonstrates strategic developer focus on mixed-use elements in Borivali West, enhancing comprehensive lifestyle appeal in this premium western suburb while creating vibrant residential-commercial ecosystems.

The market is experiencing comprehensive revolutionary expansion across all configuration types with extraordinary growth in total supply, creating unprecedented diverse premium living opportunities while suggesting developers are aggressively repositioning Borivali West as an increasingly comprehensive premium western micro-market offering exceptional product diversity across multiple configuration segments.

400092 (Gorai/Borivali West)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	67	229	217	149	348
30-60 sqm	329	820	1424	760	1053
60-90 sqm	177	590	1251	650	802
90-120 sqm	76	242	307	144	482
120-150 sqm	31	28	34	73	159
150-200 sqm	9	37	60	26	20

0-30 sqm: Supply has increased extraordinarily by 75.5% to 348 units in 2024 compared to the previous 3-year average of 198.33 units, showing substantial growth in micro-housing. This remarkable expansion indicates strong developer confidence in compact formats in Gorai, strategically targeting first-time homebuyers and investors seeking affordable entry points in this premium western waterfront suburb.

30-60 sqm: With 1,053 units in 2024, supply has increased modestly by 5.2% from the previous average, showing slight growth in compact apartments. This stability maintains robust developer focus on efficiently designed affordable housing in Gorai, leveraging the area's exceptional waterfront location and lifestyle appeal while offering strategic entry-level living spaces.

60-90 sqm: Supply has decreased marginally by 3.4% to 802 units, showing slight contraction in mid-sized apartments. This stability maintains substantial developer presence in versatile formats in Gorai, catering to small families seeking optimal balance between space and affordability in this highly desirable western suburb with beach proximity and natural settings.

90-120 sqm: With 482 units in 2024, supply has increased extraordinarily by 108.7% from the previous average, showing transformative growth in premium mid-sized formats. This remarkable expansion indicates exceptional developer confidence in premium formats in Gorai, targeting affluent buyers

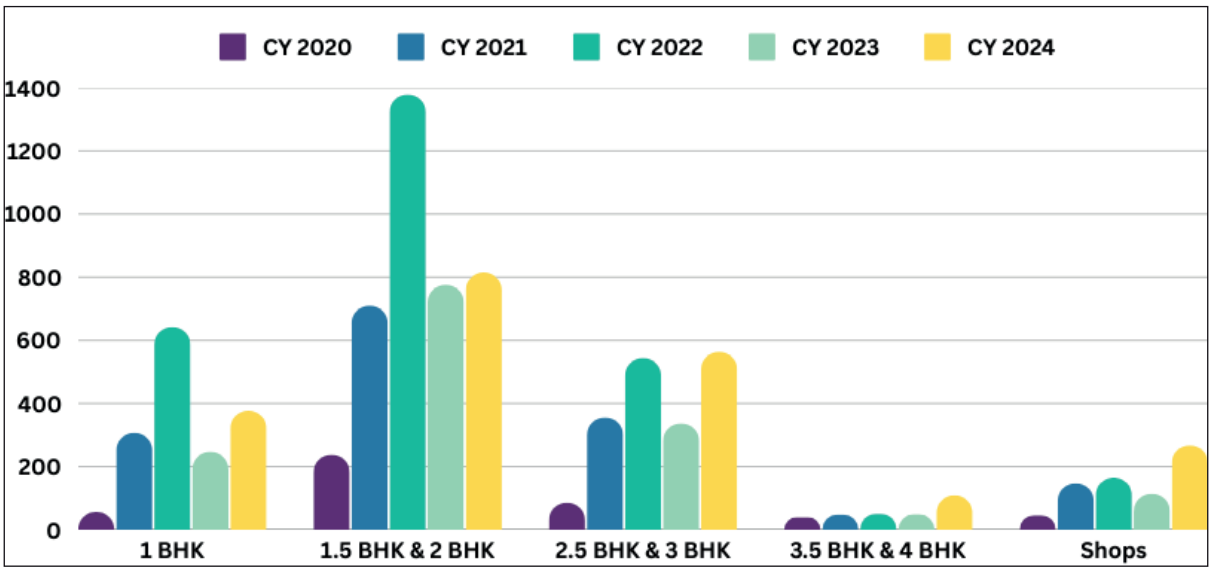
seeking spacious residences in this prestigious western suburb with exceptional waterfront lifestyle characteristics.

120-150 sqm: Supply has increased explosively by 253.3% to 159 units, showing revolutionary growth in luxury segments. This unprecedented expansion demonstrates extraordinary developer focus on premium luxury formats in Gorai, targeting wealthy buyers seeking exclusive living experiences in this increasingly upmarket western waterfront suburb.

150-200 sqm: With just 20 units in 2024, supply has decreased significantly by 51.2% from the previous average, showing substantial contraction in ultra-luxury segments. This notable reduction maintains minimal developer presence in ultra-premium formats in Gorai, potentially indicating strategic recalibration toward optimized luxury offerings in the 90-150 sqm range.

The market is experiencing comprehensive transformative expansion particularly in premium and luxury segments with substantial growth in total supply, creating unprecedented diverse premium living opportunities while suggesting developers are aggressively positioning Gorai as an increasingly upmarket waterfront destination with exceptional product diversity across multiple premium price points.

Analysis of New Supply by Configuration



400092	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	689	1955	3375	1968	2890
1 BHK	56	307	642	247	377
1.5 BHK & 2 BHK	238	710	1379	776	815
2.5 BHK & 3 BHK	86	356	544	337	564
3.5 BHK & 4 BHK	40	48	51	49	109
Shops	46	147	165	114	268

1 BHK: Supply has decreased marginally by 5.4% to 377 units in 2024 compared to the previous 3-year average, showing slight contraction in starter homes. This stability maintains substantial developer focus on compact configurations in Gorai, strategically targeting young professionals and investors seeking affordable entry points in this premium western waterfront suburb with exceptional lifestyle advantages.

1.5 BHK & 2 BHK: With 815 units in 2024, supply has decreased moderately by 14.7% from the previous average, showing meaningful contraction in mid-sized configurations. This notable reduction maintains robust developer presence in versatile formats in Gorai, potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion.

2.5 BHK & 3 BHK: Supply has increased significantly by 36.8% to 564 units, showing substantial growth in family-sized apartments. This remarkable expansion indicates strong developer confidence in premium family formats in Gorai, targeting established families seeking spacious residences in this prestigious western suburb with exceptional waterfront lifestyle amenities and natural settings.

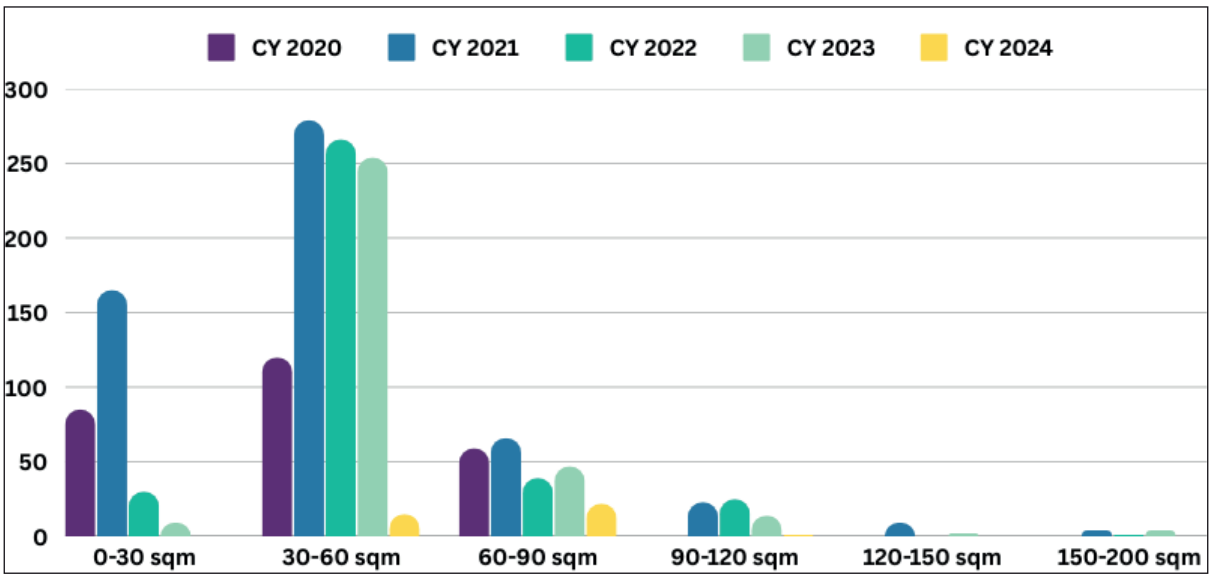
3.5 BHK & 4 BHK: With 109 units in 2024, supply has increased extraordinarily by 121% from the previous average, showing transformative growth in luxury configurations. This remarkable expansion demonstrates exceptional developer focus on premium luxury formats in Gorai, targeting wealthy buyers seeking exclusive living experiences in this increasingly upmarket western waterfront suburb.

Shops: Supply has increased extraordinarily by 88.7% to 268 units, showing transformative growth in commercial integration. This remarkable expansion demonstrates strategic developer focus on mixed-use elements in Gorai, enhancing comprehensive lifestyle appeal in this premium western suburb while creating vibrant residential-commercial ecosystems.

The market is experiencing comprehensive strategic recalibration with extraordinary expansion in premium, luxury and commercial segments coupled with moderate contraction in entry-level segments, suggesting stakeholders should anticipate Gorai continuing to evolve as an increasingly premium western waterfront destination with exceptional product diversity across multiple configuration segments particularly focused on upmarket offerings.

400093 (Chakala/Andheri East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	85	165	30	9	0
30-60 sqm	120	279	266	254	15
60-90 sqm	59	66	39	47	22
90-120 sqm	0	23	25	14	1
120-150 sqm	0	9	0	2	0
150-200 sqm	0	4	1	4	0

0-30 sqm: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 68 units, showing total elimination of micro-housing. This extraordinary disappearance indicates comprehensive developer abandonment of extremely compact formats in Andheri East-Chakala, potentially allowing absorption of substantial existing inventory following years of previous expansion in this premium commercial-industrial hub.

30-60 sqm: With just 15 units in 2024, supply has collapsed by 94.4% from the previous average of 266.33 units, showing catastrophic contraction in compact apartments. This unprecedented reduction maintains minimal token developer presence in efficiently designed affordable housing in Andheri East-Chakala, potentially indicating comprehensive market recalibration following years of exceptional previous expansion in this premium business district.

60-90 sqm: Supply has decreased dramatically by 56.6% to just 22 units, showing substantial contraction in mid-sized apartments. This notable reduction maintains minimal developer presence in versatile formats in Andheri East-Chakala, potentially allowing inventory absorption while continuing to offer limited family-oriented housing options in this predominantly commercial-oriented eastern suburb.

90-120 sqm: With just 1 unit in 2024, supply has decreased dramatically by 95.2% from the previous average, showing catastrophic contraction in premium mid-sized formats. This extraordinary

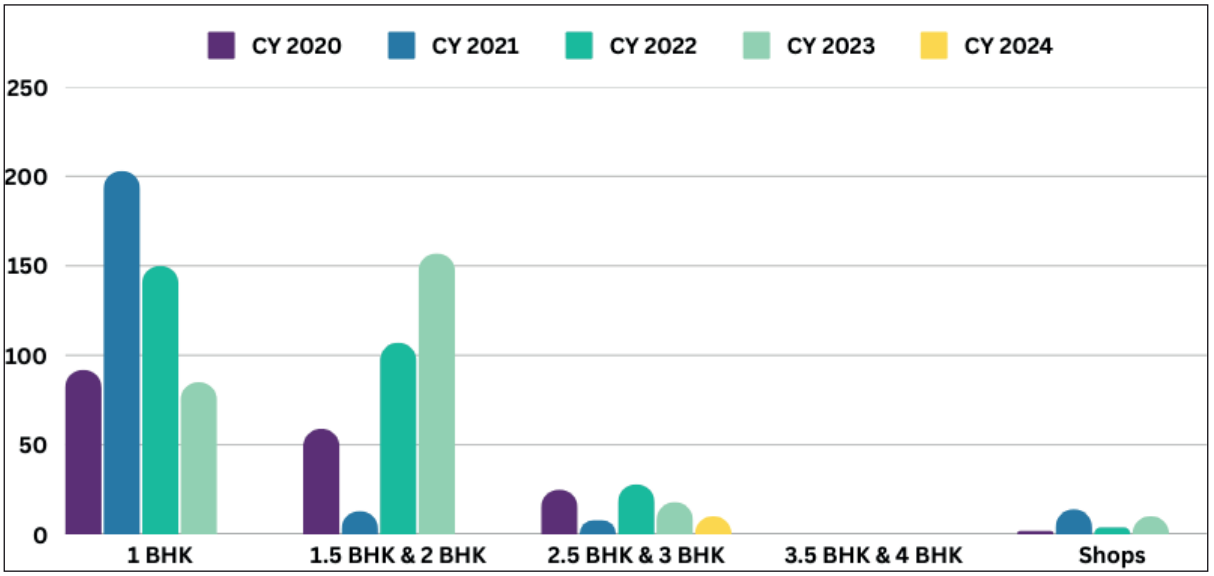
reduction maintains minimal token developer presence in premium formats in Andheri East-Chakala, potentially following experimental previous expansion or indicating strategic recalibration toward optimized inventory absorption.

120-150 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of luxury segments. This disappearance indicates comprehensive developer withdrawal from luxury experiments in Andheri East-Chakala, potentially recognizing limited residential luxury potential in this predominantly commercial-oriented eastern suburb.

150-200 sqm: Supply has completely disappeared with zero units in 2024, showing total abandonment of ultra-luxury segments. This elimination confirms Andheri East-Chakala's focus exclusively on practical residential formats that complement its dominant commercial character rather than ultra-premium residential positioning.

The market is experiencing unprecedented comprehensive contraction with catastrophic 90.9% reduction in total supply to just 38 units, creating extremely limited new options while suggesting developers have fundamentally reassessed Andheri East-Chakala's residential development velocity, potentially due to market saturation, commercial focus, or strategic pause to allow inventory absorption.

Analysis of New Supply by Configuration



400093	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	375	547	361	350	38
1 BHK	92	203	150	85	0
1.5 BHK & 2 BHK	59	13	107	157	0
2.5 BHK & 3 BHK	25	8	28	18	10
3.5 BHK & 4 BHK	0	0	0	0	0
Shops	2	14	4	10	0

1 BHK: Supply has completely vanished with zero units in 2024 compared to the previous 3-year average of 146 units, showing total elimination of starter homes. This extraordinary disappearance indicates comprehensive developer abandonment of compact configurations in Andheri East-Chakala, potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion in this commercial-oriented eastern suburb.

1.5 BHK & 2 BHK: Supply has completely disappeared with zero units in 2024 compared to the previous average of 92.33 units, showing total elimination of mid-sized configurations. This extraordinary disappearance demonstrates comprehensive developer withdrawal from versatile formats in Andheri East-Chakala, potentially reflecting strategic market recalibration following years of previous expansion in this business district.

2.5 BHK & 3 BHK: With just 10 units in 2024, supply has decreased modestly by 44.4% from the previous average, showing substantial contraction in family-sized apartments. This meaningful reduction maintains minimal developer presence in premium family formats in select locations of Andheri East-Chakala, potentially serving specific niche segments while reflecting broader strategic recalibration in this predominantly commercial-oriented eastern suburb.

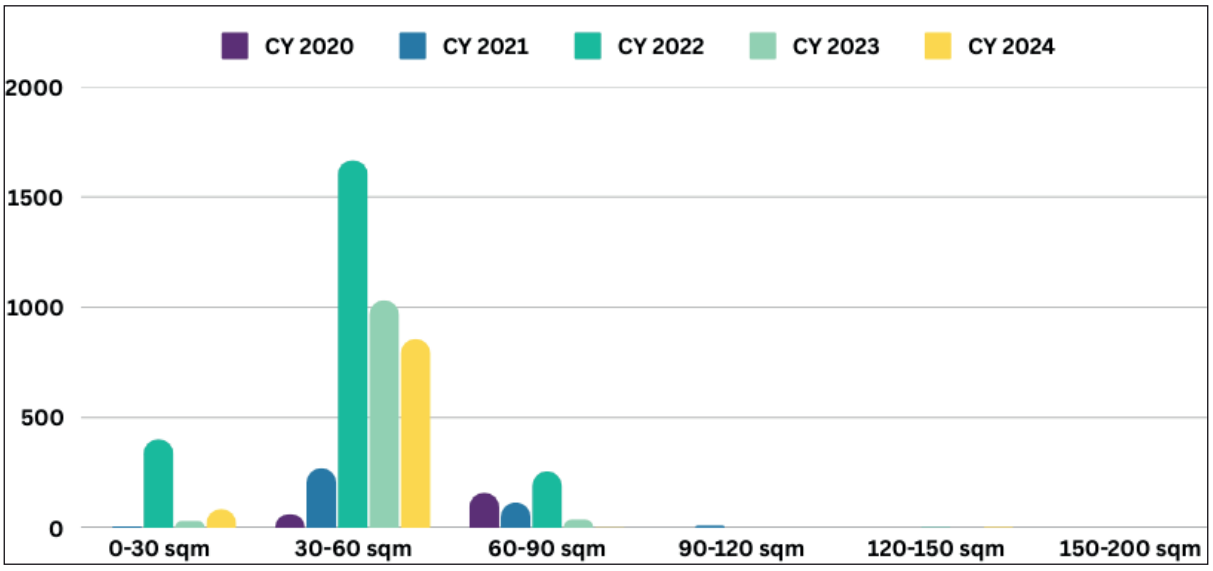
3.5 BHK & 4 BHK: Supply remains completely absent with zero units in 2024, showing continued elimination of luxury configurations. This continued absence confirms Andheri East-Chakala's positioning exclusively in practical rather than luxury residential segments, acknowledging its primary commercial-industrial identity.

Shops: Supply has completely vanished with zero units in 2024, showing total elimination of commercial integration within residential projects. This extraordinary disappearance indicates comprehensive abandonment of mixed-use elements within new residential developments in Andheri East-Chakala, potentially reflecting the area's already saturated commercial character with substantial existing retail infrastructure.

The market is experiencing unprecedented comprehensive contraction across all configurations, creating extremely limited new options while indicating developers have fundamentally reassessed Andheri East-Chakala's residential development potential, suggesting stakeholders should anticipate limited new supply and potential price stabilization or appreciation as inventory absorbs in this predominantly commercial eastern micro-market.

400095 (Malvani/Marve)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	6	402	32	85
30-60 sqm	63	271	1667	1032	857
60-90 sqm	160	115	256	38	4
90-120 sqm	0	12	0	0	0
120-150 sqm	0	0	3	0	5
150-200 sqm	0	0	0	0	0

0-30 sqm: Supply has decreased significantly by 42% to 85 units in 2024 compared to the previous 3-year average of 146.67 units, showing substantial contraction in micro-housing. This notable reduction maintains meaningful developer presence in extremely compact formats in Malvani-Marve, potentially allowing absorption of substantial existing inventory following years of previous expansion in this developing western coastal suburb.

30-60 sqm: With 857 units in 2024, supply has decreased moderately by 13.4% from the previous average, showing modest contraction in compact apartments. This relative stability maintains robust developer focus on efficiently designed affordable housing in Malvani-Marve, leveraging the area's coastal location while offering strategic entry-level living spaces in this increasingly accessible western suburb.

60-90 sqm: Supply has collapsed dramatically by 97.1% to just 4 units, showing catastrophic contraction in mid-sized apartments. This extraordinary reduction maintains minimal token developer presence in versatile formats in Malvani-Marve, potentially indicating comprehensive recalibration toward smaller configurations better aligned with the area's predominantly affordable market positioning.

90-120 sqm: Supply has completely disappeared with zero units in 2024, showing total elimination of premium mid-sized formats. This disappearance indicates comprehensive developer withdrawal

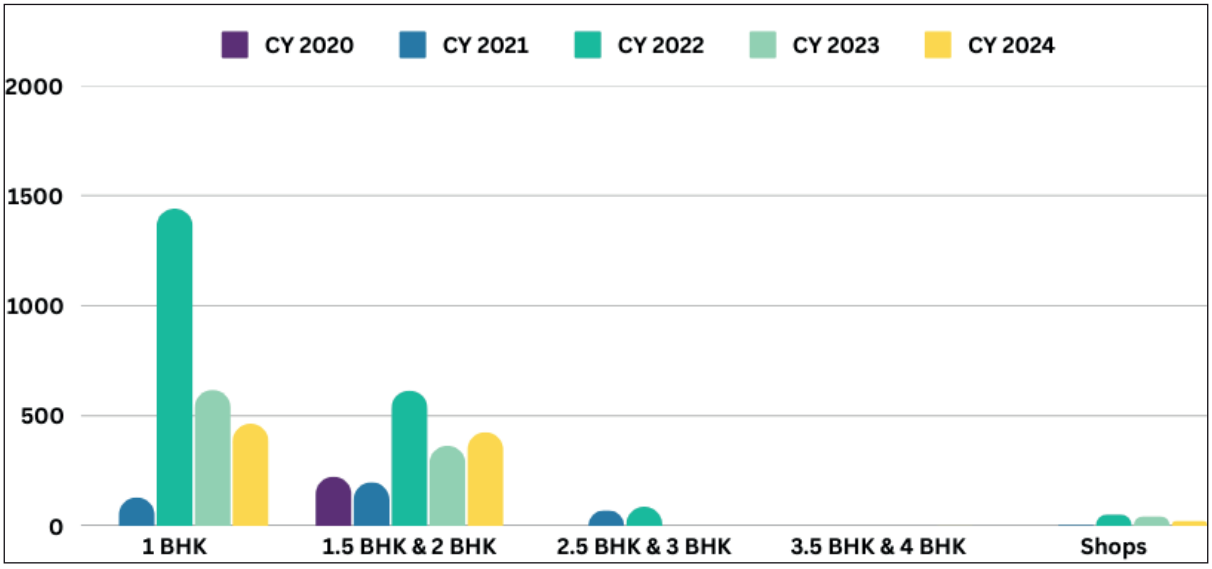
from premium experiments in Malvani-Marve, recognizing limited premium market potential in this predominantly affordable western suburb.

120-150 sqm: With 5 units in 2024, supply has increased extraordinarily by 400% from the previous minimal average, showing meaningful emergence in luxury segments. This notable expansion indicates experimental developer exploration of limited premium formats in highly select locations of Malvani-Marve, potentially targeting niche affluent segments in this predominantly affordable western coastal suburb.

150-200 sqm: Supply remains completely absent with zero units in 2024, showing continued elimination of ultra-luxury segments. This continued absence confirms Malvani-Marve's fundamental positioning as a predominantly affordable western suburb without viable ultra-luxury market potential.

The market is experiencing strategic recalibration with moderate overall contraction and dramatic category-specific shifts, creating increasingly focused affordable living opportunities while suggesting developers are optimizing Malvani-Marve's product mix to align precisely with its predominantly affordable coastal market positioning with targeted premium experiments.

Analysis of New Supply by Configuration



400095	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	223	405	2339	1102	951
1 BHK	0	129	1441	617	464
1.5 BHK & 2 BHK	223	198	614	364	425
2.5 BHK & 3 BHK	0	70	87	0	0
3.5 BHK & 4 BHK	0	0	0	0	2
Shops	0	5	52	44	24

1 BHK: Supply has decreased significantly by 36.4% to 464 units in 2024 compared to the previous 3-year average of 729 units, showing substantial contraction in starter homes. This notable reduction maintains robust developer focus on compact configurations in Malvani-Marve, potentially allowing absorption of substantial existing inventory following years of extraordinary previous expansion in this developing western coastal suburb.

1.5 BHK & 2 BHK: With 425 units in 2024, supply has increased modestly by 8.4% from the previous average, showing slight growth in mid-sized configurations. This stability demonstrates consistent developer confidence in versatile formats in Malvani-Marve, appealing to small families seeking optimal balance between affordability and space in this increasingly accessible western coastal suburb.

2.5 BHK & 3 BHK: Supply has completely disappeared with zero units in 2024 compared to the previous average of 52.33 units, showing total elimination of family-sized apartments. This extraordinary disappearance indicates comprehensive developer abandonment of premium family formats in Malvani-Marve, potentially reflecting limited premium market potential in this predominantly affordable western suburb.

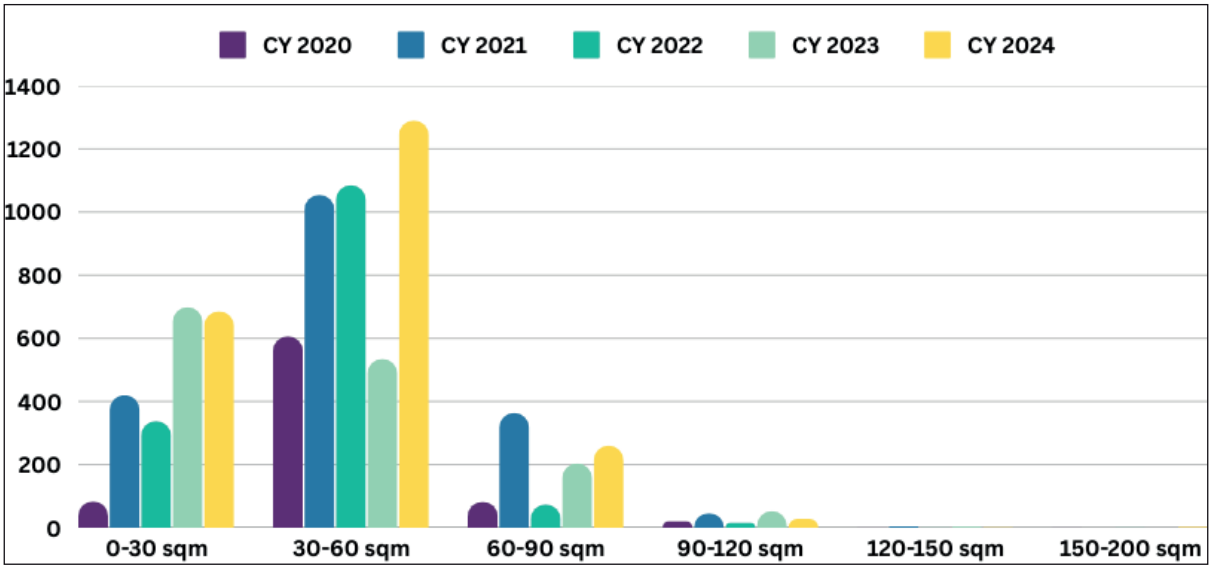
3.5 BHK & 4 BHK: With just 2 units in 2024, supply has emerged from a non-existent previous base, showing minimal experimental presence in luxury configurations. This token emergence indicates limited developer exploration of luxury formats in highly select locations of Malvani-Marve, potentially targeting niche affluent segments in this predominantly affordable western coastal suburb.

Shops: Supply has decreased significantly by 28.7% to 24 units, showing meaningful contraction in commercial integration. This notable reduction maintains meaningful developer focus on mixed-use elements in Malvani-Marve, enhancing residential development appeal by integrating essential retail conveniences in this developing western suburb with improving infrastructure.

The market is experiencing strategic recalibration with focused development in compact and mid-sized affordable configurations coupled with selective premium experiments, suggesting stakeholders should anticipate Malvani-Marve continuing to evolve as a predominantly affordable western coastal micro-market with increasingly optimized product mix targeting entry and mid-level segments with minimal premium diversification.

400097 (Malad East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	84	420	338	699	686
30-60 sqm	607	1054	1085	535	1290
60-90 sqm	83	364	74	204	260
90-120 sqm	21	46	17	53	28
120-150 sqm	1	5	1	4	2
150-200 sqm	1	0	1	0	4

0-30 sqm: Supply has increased significantly by 41.3% to 686 units in 2024 compared to the previous 3-year average of 485.67 units, showing substantial growth in micro-housing. This remarkable expansion demonstrates strong developer confidence in compact formats in Malad East, strategically targeting entry-level homebuyers and investors seeking affordable options in this increasingly accessible eastern suburb with improving metro connectivity.

30-60 sqm: With 1,290 units in 2024, supply has increased impressively by 44.7% from the previous average, showing substantial growth in compact apartments. This extraordinary expansion maintains dominant developer focus on efficiently designed affordable housing in Malad East, leveraging the area's strategic location between western and eastern suburbs while offering optimal entry-level living spaces.

60-90 sqm: Supply has increased meaningfully by 21.5% to 260 units, showing noteworthy growth in mid-sized apartments. This notable expansion indicates increasing developer confidence in versatile formats in Malad East, catering to small families seeking optimal balance between space and affordability in this increasingly attractive eastern suburb with improving infrastructure.

90-120 sqm: With 28 units in 2024, supply has decreased significantly by 27.6% from the previous average, showing meaningful contraction in premium mid-sized formats. This notable reduction

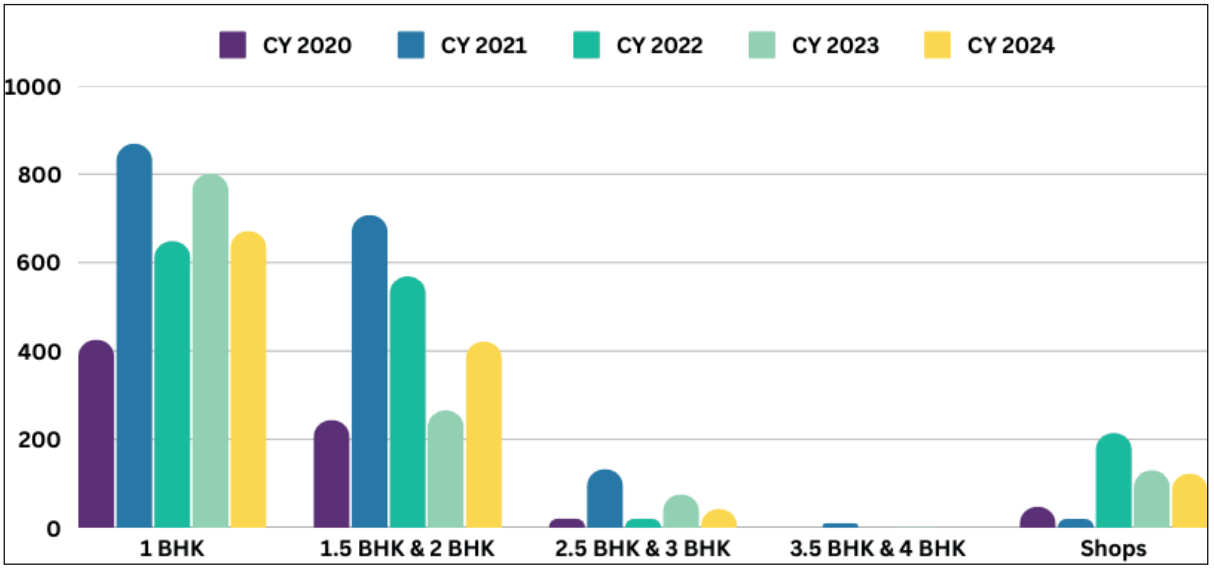
maintains limited developer presence in premium formats in Malad East, potentially allowing inventory absorption while reflecting strategic recalibration toward more market-aligned affordable segments.

120-150 sqm: Supply has decreased significantly by 39.9% to just 2 units, showing substantial contraction in luxury segments. This notable reduction maintains minimal token developer presence in luxury formats in Malad East, acknowledging limited luxury market potential in this predominantly affordable eastern suburb.

150-200 sqm: With 4 units in 2024, supply has increased extraordinarily from a minimal previous base, showing experimental emergence in ultra-luxury segments. This token presence indicates highly selective developer exploration of ultra-premium formats in specific premium pockets of Malad East, potentially targeting niche wealthy segments in otherwise predominantly affordable market.

The market is experiencing comprehensive expansion particularly in compact and affordable segments with substantial 39.2% growth in total supply, creating unprecedented diverse affordable living opportunities while suggesting developers are aggressively positioning Malad East as an increasingly attractive yet accessible eastern micro-market with optimized focus on entry and mid-level segments.

Analysis of New Supply by Configuration



400097	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	797	1897	1518	1500	2281
1 BHK	426	869	649	801	672
1.5 BHK & 2 BHK	244	708	569	266	422
2.5 BHK & 3 BHK	21	133	20	76	43
3.5 BHK & 4 BHK	0	11	0	2	0
Shops	48	20	215	130	123

1 BHK: Supply has decreased moderately by 13.1% to 672 units in 2024 compared to the previous 3-year average of 773 units, showing meaningful contraction in starter homes. This notable reduction maintains dominant developer focus on compact configurations in Malad East, potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion in this eastern suburb with improving infrastructure.

1.5 BHK & 2 BHK: With 422 units in 2024, supply has decreased moderately by 17.9% from the previous average, showing meaningful contraction in mid-sized configurations. This notable reduction maintains substantial developer presence in versatile formats in Malad East, strategically balancing new supply with demand following previous expansion cycles in this increasingly attractive eastern suburb.

2.5 BHK & 3 BHK: Supply has decreased significantly by 43.7% to just 43 units, showing substantial contraction in family-sized apartments. This remarkable reduction maintains minimal developer presence in premium family formats in select locations of Malad East, acknowledging limited premium market potential in this predominantly affordable eastern suburb while focusing resources on more market-aligned segments.

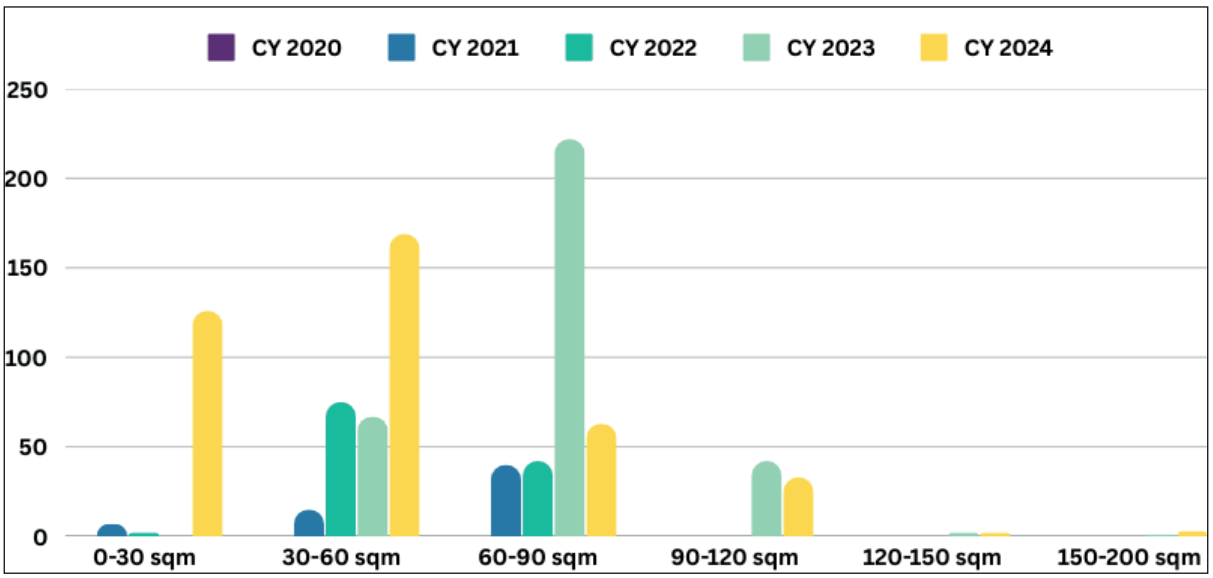
3.5 BHK & 4 BHK: Supply has completely vanished with zero units in 2024, showing total elimination of luxury configurations. This disappearance indicates comprehensive developer abandonment of luxury experiments in Malad East, recognizing limited viability for ultra-premium residential formats in this predominantly affordable eastern suburb.

Shops: Supply has remained virtually unchanged with just 1.1% growth to 123 units, showing remarkable stability in commercial integration. This consistency maintains substantial developer focus on mixed-use elements in Malad East, enhancing residential development appeal by integrating essential retail conveniences while creating vibrant residential-commercial ecosystems in this developing eastern suburb.

The market demonstrates strategic recalibration with significant growth in total supply coupled with configuration-specific adjustments, suggesting stakeholders should anticipate Malad East continuing to evolve as a predominantly affordable eastern micro-market with optimized product mix heavily weighted toward compact configurations while offering increasingly vibrant mixed-use characteristics.

400098 (Vidyanagari/Santacruz East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	7	2	0	126
30-60 sqm	0	15	75	67	169
60-90 sqm	0	40	42	222	63
90-120 sqm	0	0	0	42	33
120-150 sqm	0	0	0	2	2
150-200 sqm	0	0	0	1	3

0-30 sqm: Supply has exploded with an unprecedented 4,100% increase to 126 units in 2024 compared to the previous 3-year average of just 3 units, showing revolutionary growth in micro-housing. This extraordinary transformation indicates revolutionary developer focus on extremely compact formats in Santacruz East, strategically targeting first-time homebuyers and investors seeking affordable entry points in this prime central suburb with exceptional connectivity advantages.

30-60 sqm: With 169 units in 2024, supply has increased extraordinarily by 223% from the previous average, showing transformative growth in compact apartments. This remarkable expansion demonstrates strong developer confidence in efficiently designed affordable housing in Santacruz East, leveraging the area's exceptional central location and metro connectivity while offering strategic entry-level living spaces.

60-90 sqm: Supply has decreased significantly by 37.8% to 63 units, showing substantial contraction in mid-sized apartments. This notable reduction maintains meaningful developer presence in versatile formats in Santacruz East, potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion in this premium central suburb.

90-120 sqm: With 33 units in 2024, supply has increased extraordinarily by 135.7% from the previous average, showing transformative growth in premium mid-sized formats. This remarkable expansion

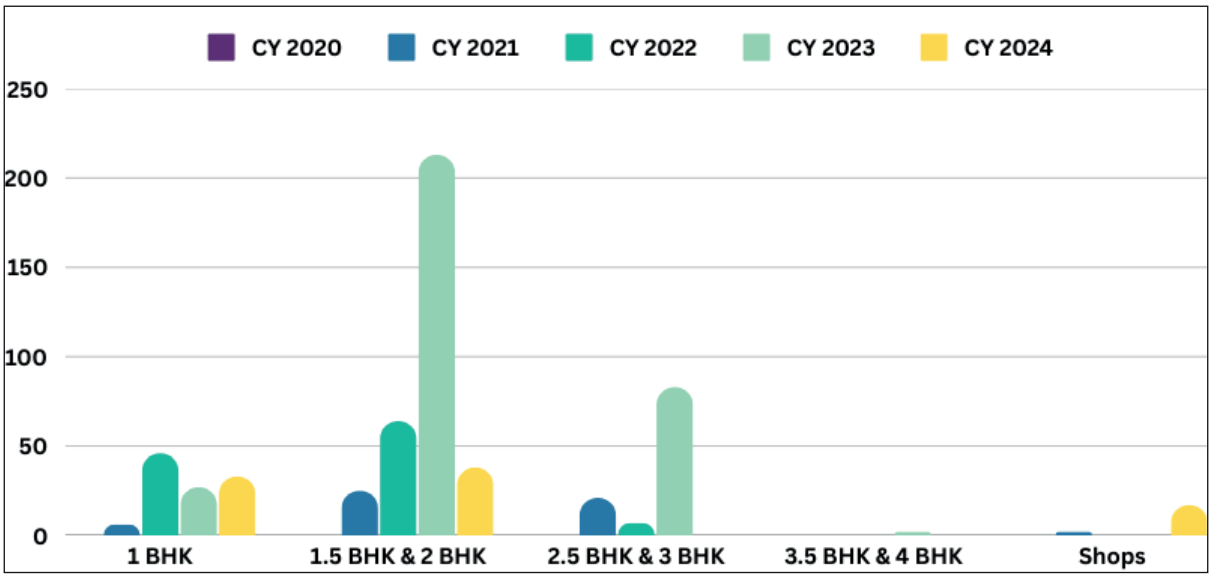
indicates increasing developer confidence in premium formats in Santacruz East, targeting affluent buyers seeking spacious residences in this prestigious central suburb with exceptional connectivity advantages.

120-150 sqm: Supply has increased extraordinarily by 198.5% to 2 units, showing transformative growth from a minimal base in luxury segments. This modest expansion maintains minimal experimental developer presence in luxury formats in Santacruz East, potentially exploring niche premium market potential in select locations of this increasingly upmarket central suburb.

150-200 sqm: With 3 units in 2024, supply has increased explosively by 809.1% from an almost non-existent previous base, showing revolutionary emergence in ultra-luxury segments. This modest presence indicates initial developer exploration of ultra-premium formats in highly select locations of Santacruz East, potentially testing market receptivity in this increasingly premium central suburb.

The market is experiencing comprehensive revolutionary expansion with extreme polarization toward compact affordable segments, creating unprecedented diverse living opportunities while suggesting developers are aggressively positioning Santacruz East as an increasingly dynamic central micro-market with optimized product mix heavily weighted toward affordable entry-level segments with experimental premium diversification.

Analysis of New Supply by Configuration



400098	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	0	62	119	334	404
1 BHK	0	6	46	27	33
1.5 BHK & 2 BHK	0	25	64	213	38
2.5 BHK & 3 BHK	0	21	7	83	0
3.5 BHK & 4 BHK	0	0	0	2	0
Shops	0	2	0	0	17

1 BHK: Supply has increased notably by 25.3% to 33 units in 2024 compared to the previous 3-year average, showing meaningful growth in starter homes. This notable expansion demonstrates increasing developer confidence in compact configurations in Santacruz East, strategically targeting young professionals and investors seeking affordable entry points in this prime central suburb with exceptional connectivity advantages.

1.5 BHK & 2 BHK: With just 38 units in 2024, supply has decreased dramatically by 62.3% from the previous average, showing substantial contraction in mid-sized configurations. This remarkable reduction maintains meaningful developer presence in versatile formats in Santacruz East, potentially allowing absorption of substantial existing inventory following years of exceptional previous expansion in this premium central suburb.

2.5 BHK & 3 BHK: Supply has completely disappeared with zero units in 2024 compared to the previous average of 37 units, showing total elimination of family-sized apartments. This extraordinary disappearance indicates comprehensive developer abandonment of premium family formats in Santacruz East, potentially allowing absorption of substantial existing inventory while reflecting strategic recalibration toward more market-aligned affordable segments.

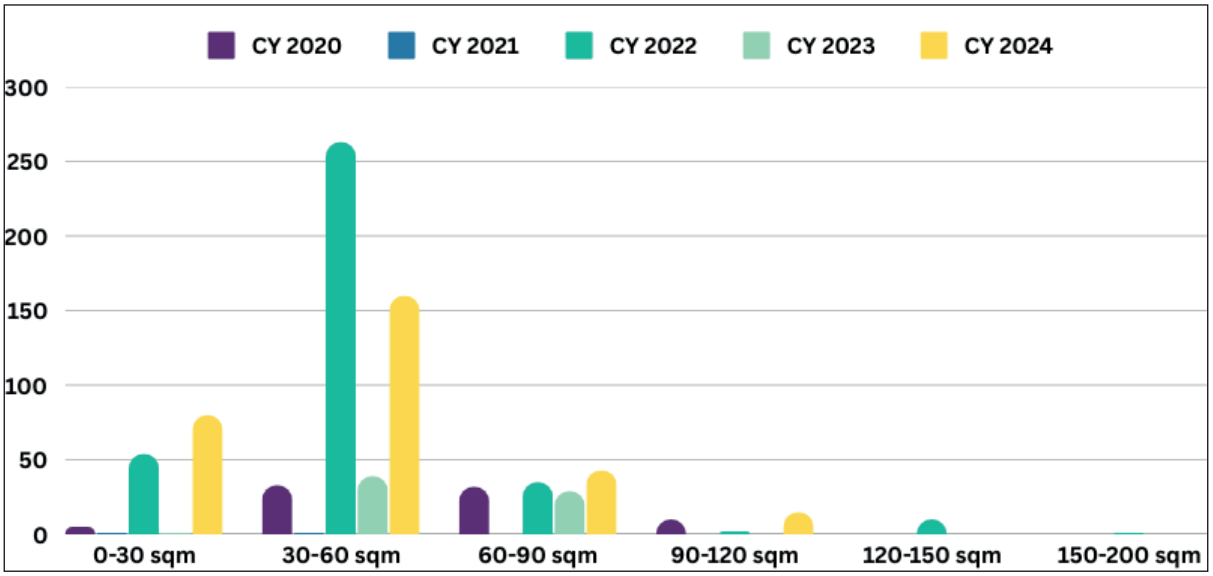
3.5 BHK & 4 BHK: Supply remains completely absent with zero units in 2024, showing continued elimination of luxury configurations. This continued absence indicates comprehensive developer focus on practical rather than ultra-luxury segments in Santacruz East, acknowledging market realities while optimizing product offerings toward more accessible price points.

Shops: Supply has exploded with an unprecedented 2,437.3% increase to 17 units, showing revolutionary growth in commercial integration. This extraordinary expansion demonstrates strategic developer focus on mixed-use elements in Santacruz East, enhancing residential development appeal by integrating essential retail conveniences while creating vibrant residential-commercial ecosystems in this dynamic central suburb.

The market is experiencing comprehensive strategic recalibration with extraordinary expansion in commercial integration coupled with significant product mix adjustments, suggesting stakeholders should anticipate Santacruz East continuing to evolve as an increasingly dynamic central micro-market with optimized affordable-focused product diversity and enhanced mixed-use characteristics targeting strategic integration with its premium connectivity advantages.

400099 (Mumbai Airport)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	5	1	54	1	80
30-60 sqm	33	1	263	39	160
60-90 sqm	32	0	35	29	43
90-120 sqm	10	0	2	0	15
120-150 sqm	0	0	10	0	0
150-200 sqm	0	0	1	0	0

0-30 sqm: Supply has increased extraordinarily by 328.5% to 80 units in 2024 compared to the previous 3-year average of 18.67 units, showing transformative growth in micro-housing. This remarkable expansion indicates strong developer confidence in compact formats near Mumbai Airport, strategically targeting young professionals and transit-oriented buyers seeking affordable entry points in this prime connectivity hub with exceptional transportation advantages.

30-60 sqm: With 160 units in 2024, supply has increased significantly by 58.4% from the previous average, showing substantial growth in compact apartments. This remarkable expansion demonstrates robust developer focus on efficiently designed affordable housing near Mumbai Airport, leveraging the area's exceptional transit connectivity while offering strategic entry-level living spaces in this increasingly dynamic commercial-transit hub.

60-90 sqm: Supply has doubled with 101.6% growth to 43 units, showing transformative expansion in mid-sized apartments. This remarkable growth indicates increasing developer confidence in versatile formats near Mumbai Airport, catering to professionals and small families seeking optimal balance between space and transit connectivity in this strategically located micro-market.

90-120 sqm: With 15 units in 2024, supply has increased explosively by 2,139% from a minimal previous base, showing revolutionary emergence in premium mid-sized formats. This remarkable

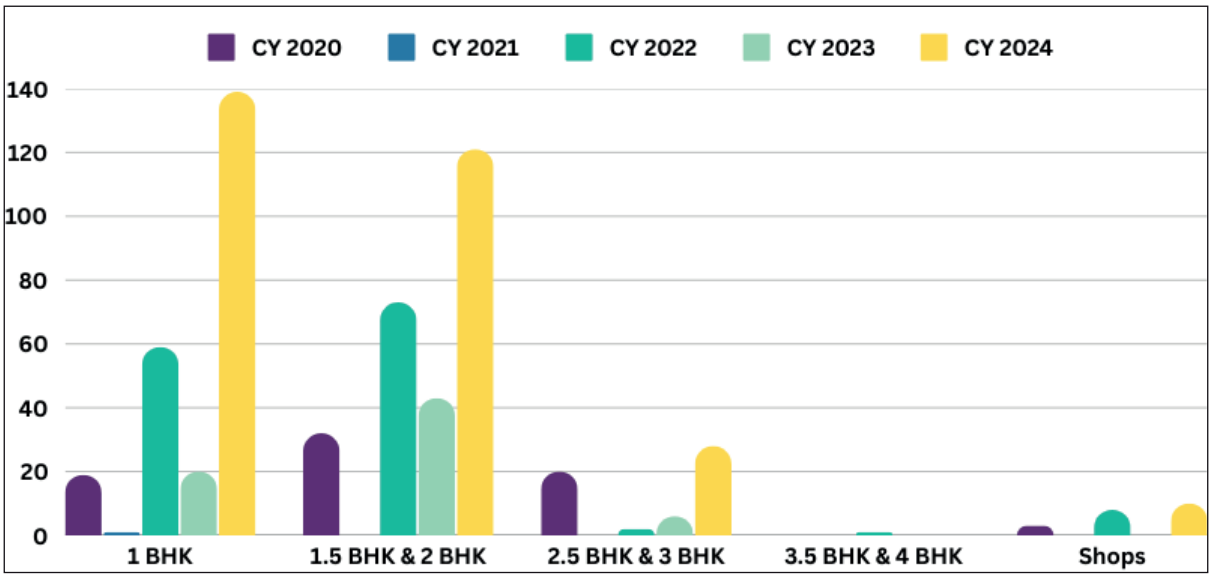
expansion indicates experimental developer exploration of premium formats in select locations near Mumbai Airport, potentially targeting affluent transit-oriented buyers seeking convenient access to transportation hubs.

120-150 sqm: Supply has completely vanished with zero units in 2024, showing total elimination of luxury segments. This disappearance indicates strategic developer abandonment of luxury experiments near Mumbai Airport, potentially recognizing limited sustainable luxury residential potential in this predominantly transit-oriented micro-market.

150-200 sqm: Supply remains completely absent with zero units in 2024, showing continued elimination of ultra-luxury segments. This continued absence confirms Mumbai Airport area's fundamental positioning as a predominantly practical transit-oriented micro-market without viable ultra-luxury residential potential.

The market is experiencing comprehensive transformative expansion particularly in affordable and mid-market segments with substantial 102.7% growth in total supply, creating unprecedented diverse living opportunities while suggesting developers are strategically positioning Mumbai Airport area as an increasingly dynamic transit-oriented destination with exceptional product diversity focused on practical configurations aligned with its connectivity advantages.

Analysis of New Supply by Configuration



400099	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	80	2	373	69	298
1 BHK	19	1	59	20	139
1.5 BHK & 2 BHK	32	0	73	43	121
2.5 BHK & 3 BHK	20	0	2	6	28
3.5 BHK & 4 BHK	0	0	1	0	0
Shops	3	0	8	0	10

1 BHK: Supply has increased explosively by 421.2% to 139 units in 2024 compared to the previous 3-year average, showing revolutionary growth in starter homes. This extraordinary expansion demonstrates exceptional developer confidence in compact configurations near Mumbai Airport, strategically targeting young professionals and investors seeking affordable transit-oriented living in this prime connectivity hub with exceptional transportation advantages.

1.5 BHK & 2 BHK: With 121 units in 2024, supply has increased explosively by 212.9% from the previous average, showing transformative growth in mid-sized configurations. This remarkable expansion indicates strong developer focus on versatile formats near Mumbai Airport, appealing to professionals and small families seeking optimal balance between practical living spaces and strategic connectivity in this transit-oriented micro-market.

2.5 BHK & 3 BHK: Supply has increased explosively by 948.7% to 28 units, showing revolutionary growth in family-sized apartments. This extraordinary expansion indicates experimental developer exploration of premium family formats in select locations near Mumbai Airport, potentially targeting affluent transit-oriented buyers seeking convenient family-sized residences with exceptional connectivity advantages.

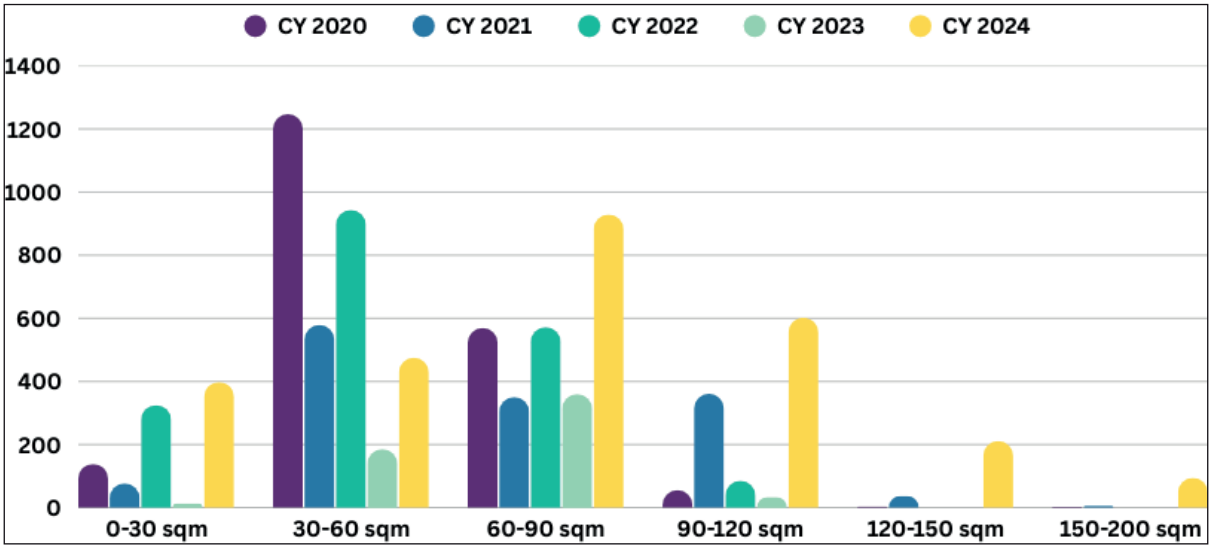
3.5 BHK & 4 BHK: Supply remains completely absent with zero units in 2024, showing continued elimination of luxury configurations. This continued absence confirms Mumbai Airport area's strategic market positioning exclusively in practical rather than luxury residential segments, acknowledging market realities while maintaining focus on configurations better aligned with its transit-oriented identity.

Shops: Supply has increased explosively by 274.5% to 10 units, showing transformative growth in commercial integration. This remarkable expansion demonstrates strategic developer focus on mixed-use elements near Mumbai Airport, enhancing residential development appeal by integrating essential retail conveniences while creating vibrant transit-oriented mixed-use ecosystems in this dynamic connectivity hub.

The market is experiencing comprehensive revolutionary expansion across multiple configuration segments with extraordinary 302.7% growth in total supply, suggesting stakeholders should anticipate Mumbai Airport area continuing to evolve as an increasingly dynamic transit-oriented destination with optimized product diversity across multiple practical configuration segments while offering enhanced mixed-use characteristics strategically aligned with its exceptional connectivity advantages.

400101 (Kandivali East)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	139	77	325	13	398
30-60 sqm	1247	579	943	185	475
60-90 sqm	570	350	572	360	929
90-120 sqm	56	361	85	34	602
120-150 sqm	4	37	0	0	211
150-200 sqm	3	7	0	0	95

0-30 sqm: This segment has shown growth compared to the three-year average, with a significant rise in 2024. This increase suggests a strong demand for affordable, compact living spaces, likely driven by single professionals and small families seeking cost-effective housing solutions in Kandivali East.

30-60 sqm: The supply in this segment has decreased compared to the recent average, indicating a shift in preference toward slightly larger or smaller units. This could reflect changing demographics or economic conditions favouring smaller or larger spaces due to work-from-home trends.

60-90 sqm: There's substantial growth in 2024 compared to previous years, highlighting an increased demand from mid-sized families. This trend suggests that buyers are looking for homes that accommodate both living and working spaces at affordable prices in suburban locations.

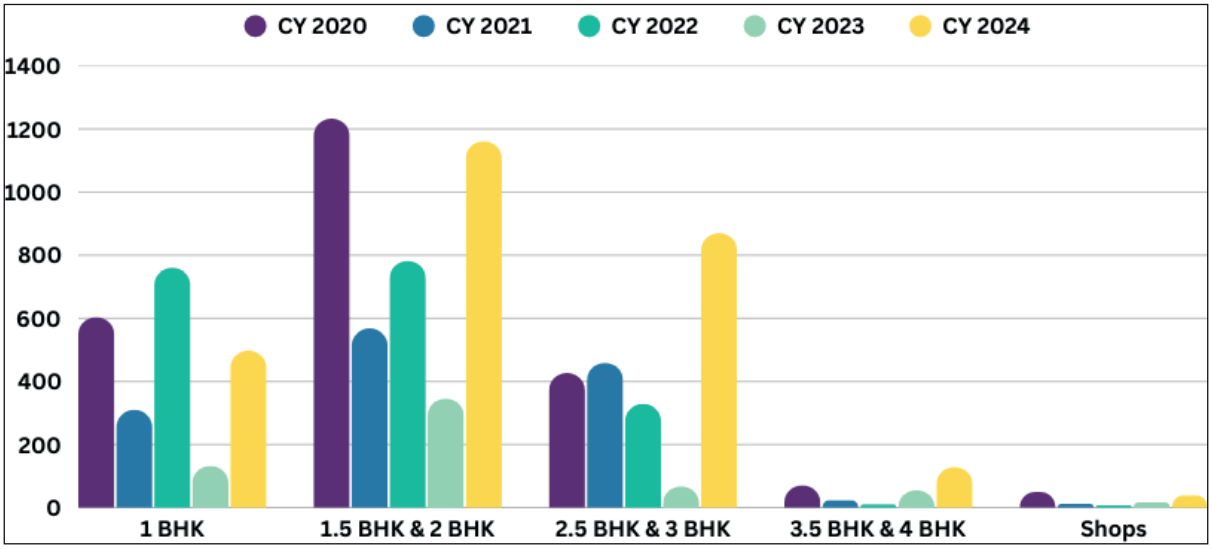
90-120 sqm: The supply has risen significantly in 2024, indicating interest from upwardly mobile professionals and families upgrading their living standards. Kandivali East may be increasingly appealing to those seeking more space without moving far from the city centre.

120-150 sqm: This segment shows recovery after stagnation, pointing to renewed interest in spacious homes. Such units might attract affluent buyers desiring larger homes for luxury living or extended families.

150-200 sqm: The reemergence of supply indicates niche market interest, likely among luxury buyers or investors. This suggests an attempt to cater to high-end clients in Kandivali East.

For homebuyers, opportunities exist in both compact and mid-sized segments, with considerable diversity in available sizes catering to various needs. Developers should focus on balancing supply across segments to meet evolving demands and economic realities.

Analysis of New Supply by Configuration



400101	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	2407	1417	1925	653	2710
1 BHK	604	310	760	133	498
1.5 BHK & 2 BHK	1233	568	782	346	1161
2.5 BHK & 3 BHK	427	459	329	68	870
3.5 BHK & 4 BHK	71	24	11	55	129
Shops	50	12	8	17	39

1 BHK: The data shows a decline compared to the previous three-year average, suggesting a movement away from the smallest units. This shift might be attributed to an increased desire for more living space, driven by remote work trends and a general push towards slightly larger homes where residents can accommodate personal and professional life comfortably.

1.5 BHK & 2 BHK: Supply in this segment has remained relatively stable, illustrating its enduring appeal among small families and professionals. These configurations continue to strike a balance between affordability and space, making them ideal for the demographic profile of Kandivali East, where residents seek functional living areas without the cost burden of larger homes.

2.5 BHK & 3 BHK: The observed increase in new supply highlights a growing interest from families looking for more spacious accommodations. This trend points to Kandivali East's attractiveness as a

residential hub for those upgrading from smaller apartments. Enhanced connectivity, availability of schools, healthcare facilities, and leisure options bolster this segment's popularity.

3.5 BHK & 4 BHK: The resurgence in these larger configurations indicates demand for luxury and premium living spaces. This reflects an interest from wealthier individuals or those with larger families seeking comfortable homes with ample amenities. Kandivali East's evolving infrastructure and lifestyle offerings make it a viable location for such upscale residences.

Shops: An uptick in commercial space supply suggests rising local business vigour and growing consumer confidence. As the residential population expands, these commercial units become crucial in catering to the area's shopping and service needs, indicating a healthy balance between residential and commercial growth.

For stakeholders, it's clear that there's a need to focus on providing a mixture of mid-sized and luxury homes. Developers must ensure they accommodate the aspirations of both mid-income and affluent buyers. Investments in commercial amenities should also increase, aligning with the expanding consumer base in Kandivali East. Balancing residential growth with enhancing local services will be key to sustaining this micro-market's attractiveness.

400102 (Oshiwara/Jogeshwari West)

MUMBAI
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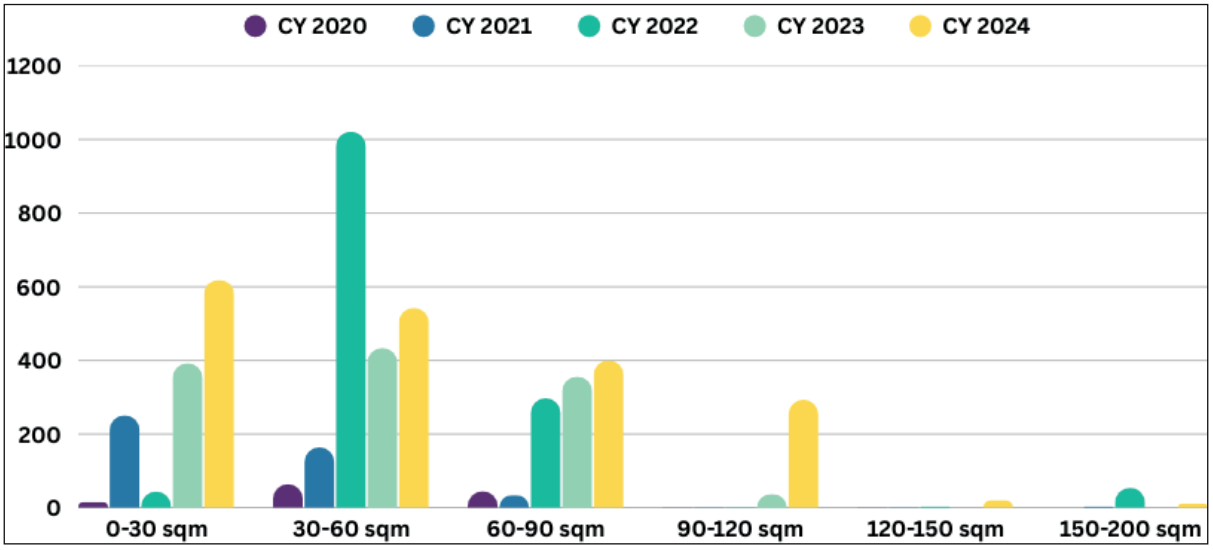
Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	16	251	44	392	619
30-60 sqm	64	164	1021	434	543
60-90 sqm	45	34	297	356	400
90-120 sqm	1	2	2	37	293
120-150 sqm	1	2	4	0	21
150-200 sqm	0	4	54	0	12

0-30 sqm: This segment shows remarkable growth compared to the past three years, suggesting a rising demand for compact, affordable housing. This trend reflects the increasing population and urban density in Oshiwara, catering to students and young professionals seeking economical living solutions.

30-60 sqm: A steady increase is observed, indicating ongoing interest in mid-sized affordable homes. It suggests sustained attraction from small families and first-time homebuyers looking for balance between cost and space in a well-connected suburb.

60-90 sqm: There is significant growth in this segment, showing increasing preference for spacious living. This rise likely aligns with expanding family units and a demand for homes that provide both comfort and practicality.

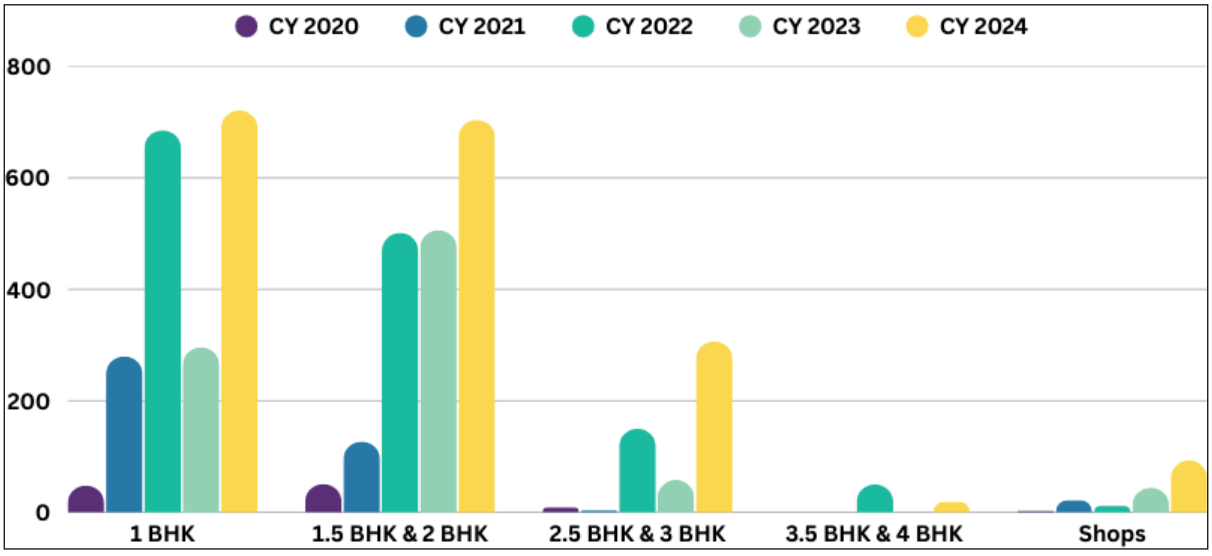
90-120 sqm: Growth in new supply for this segment highlights an upscale trend for larger spaces. This demand may originate from upwardly mobile families seeking premium amenities while remaining within city limits.

120-150 sqm: A resurgence is evident, pointing to selective interest in larger homes. This trend could reflect niche market pursuits or investments in luxury properties by affluent buyers.

150-200 sqm: With intermittent supply, this segment shows a niche interest, possibly driven by specific luxury market demands. It's an indicator of luxury-focused development efforts by developers aiming to attract high-income clients.

Homebuyers have diverse options, from compact units to spacious homes, catering to varied needs at different price points. Developers should strategically plan based on the growing demand for both economical and luxury segments.

Analysis of New Supply by Configuration



400102	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	127	458	1475	1223	1976
1 BHK	48	280	685	296	721
1.5 BHK & 2 BHK	51	127	501	506	704
2.5 BHK & 3 BHK	9	4	150	58	307
3.5 BHK & 4 BHK	0	0	50	0	19
Shops	3	22	12	44	93

1 BHK: Growth in this category reflects continued preference for affordable living spaces. This aligns with Oshiwara's dense urban fabric and its appeal to single occupants and young couples.

1.5 BHK & 2 BHK: A significant increase indicates strong demand from small families. These configurations cater to buyers seeking more functional space within budget constraints, linking to the locality's reputation as a residential hotspot.

2.5 BHK & 3 BHK: There is a noticeable rise in supply, highlighting a shift towards more spacious living needs. This suggests Oshiwara's evolving appeal to families upgrading their living standards, boosted by improved infrastructure and connectivity.

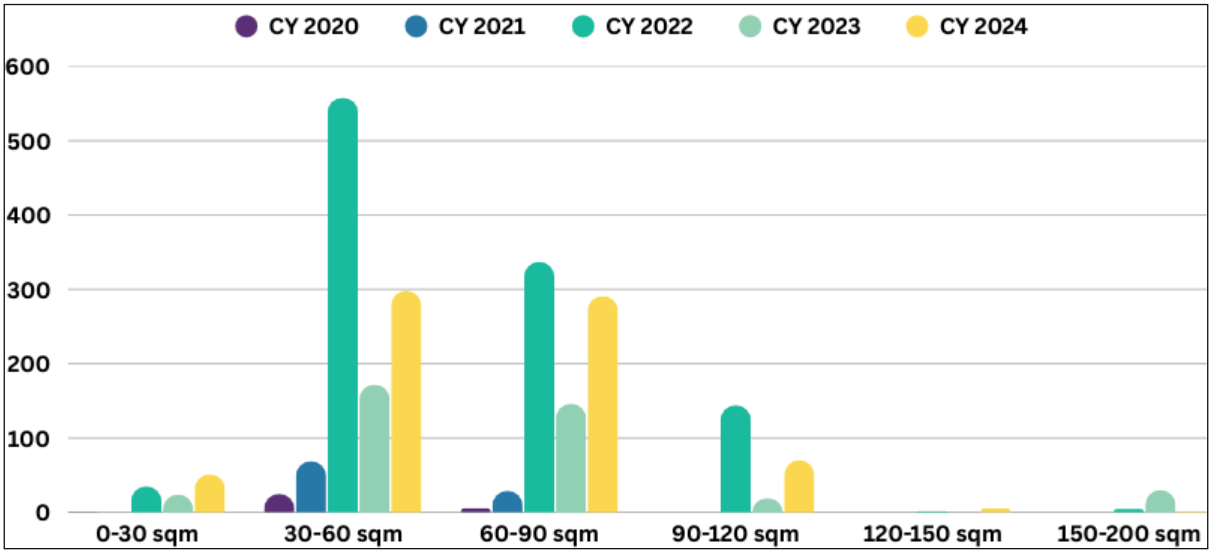
3.5 BHK & 4 BHK: Minimal growth in this segment indicates limited demand, possibly due to their niche appeal among affluent buyers seeking luxury. It underscores the area's diversified market that balances premium and affordable housing.

Shops: Increased supply of commercial units signals growing consumer-centric business activities. This development suggests a vibrant local economy, attracting retailers and service providers.

Stakeholders, including developers and investors, should continue focusing on mid-to-large configurations to tap into the growing family market while also balancing the need for commercial spaces to enhance local retail and service availability.

400103 (Mandapeshwar)

Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	1	0	35	24	51
30-60 sqm	25	69	558	172	298
60-90 sqm	6	29	337	146	291
90-120 sqm	0	0	144	19	70
120-150 sqm	0	0	2	0	6
150-200 sqm	0	0	5	30	2

0-30 sqm: The noticeable growth compared to the previous three-year average highlights rising demand for compact, budget-friendly housing. This trend reflects an influx of young professionals and students who require cost-effective living arrangements in Mandapeshwar, likely due to proximity to educational institutions and workplaces.

30-60 sqm: This segment exhibits significant growth, underscoring steady interest in mid-sized homes that offer a balance of affordability and living space. This trend appeals to small families and first-time homebuyers who value the convenience and accessibility of Mandapeshwar's location.

60-90 sqm: The substantial increase in supply points to a preference for more spacious living environments. This growth suggests that larger families or those planning for growth prefer Mandapeshwar for its community infrastructure and connectivity to Mumbai's central areas.

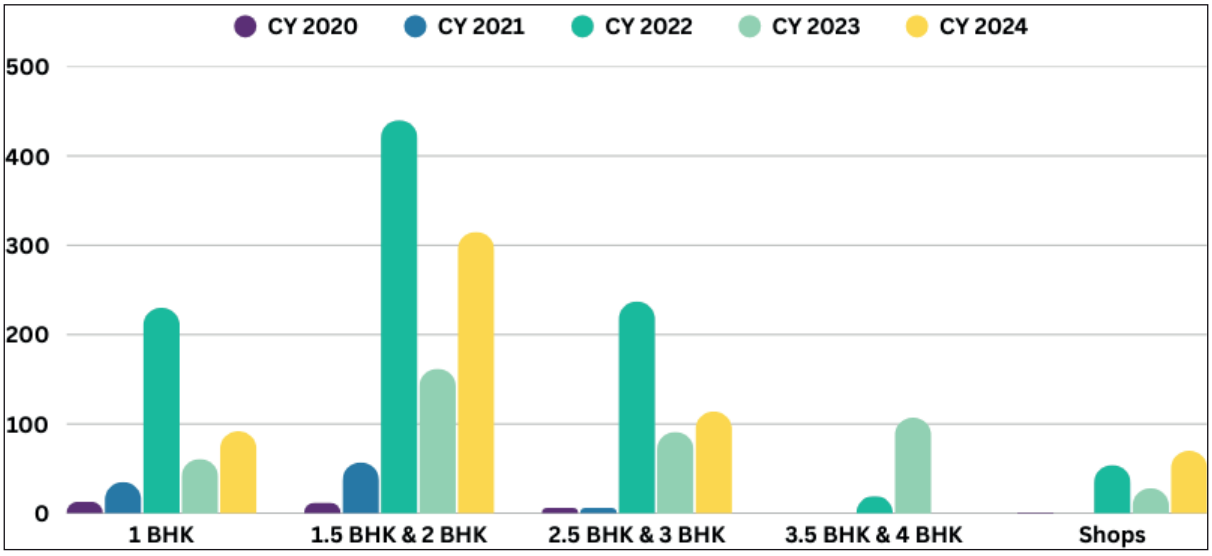
90-120 sqm: The increase in larger unit supply indicates a shift towards accommodating affluent families upgrading to more spacious homes. This trend is supported by Mandapeshwar's development of amenities and improved infrastructure catering to higher-end lifestyles.

120-150 sqm: Although growth in this segment is limited, it captures niche interest in luxury and spacious living. Developers are likely targeting upscale demographics looking for comfort and exclusivity in their homes.

150-200 sqm: Sparse supply in this category reflects an occasional demand for premium real estate, likely driven by high-income buyers or investors seeking exclusive properties.

The diverse range of available homes, from compact to more expansive units, demonstrates Mandapeshwar's ability to serve varied demographic needs. Developers should strategically address both economical and luxury segments to maximize market engagement and profitability.

Analysis of New Supply by Configuration



400103	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024	Total
Total units	32	98	1090	471	720	2390
1 BHK	13	35	230	61	92	431
1.5 BHK & 2 BHK	12	57	440	162	315	986
2.5 BHK & 3 BHK	6	6	237	91	114	454
3.5 BHK & 4 BHK	0	0	19	107	0	126
Shops	1	0	54	28	70	153

1 BHK: There has been a strong increase in 1 BHK units, signalling robust demand for affordable and compact living spaces. This aligns with Mandapeshwar's appeal to young professionals and singles seeking cost-effective housing solutions within the city's reach.

1.5 BHK & 2 BHK: Significant growth in this category highlights its popularity among small to mid-sized families. This reflects the area's appeal due to its family-friendly environment and access to essential services and recreational facilities.

2.5 BHK & 3 BHK: The marked rise in these configurations suggests a growing demand for spacious family homes, indicating that Mandapeshwar is preferred by households seeking a balance of space and convenience. Enhanced community features and connectivity play a crucial role in attracting these buyers.

3.5 BHK & 4 BHK: Recent growth in this segment suggests emerging interest in luxury living spaces. High-end buyers are attracted to Mandapeshwar's potential for offering larger homes with modern amenities, pointing to a growing upscale residential sector.

Shops: The growth in commercial units underscores a vibrant local economy, with increasing opportunities for retail and service businesses. This development not only supports residential expansion but also enhances the area's self-sustainability and attractiveness for investors.

Developers and investors should focus on expanding mid-to-large residential offerings to capitalize on the growing family and luxury market segments. Moreover, bolstering commercial infrastructures will support economic growth and community development, ensuring Mandapeshwar remains a preferred residential destination.

400104 (Motilal Nagar)

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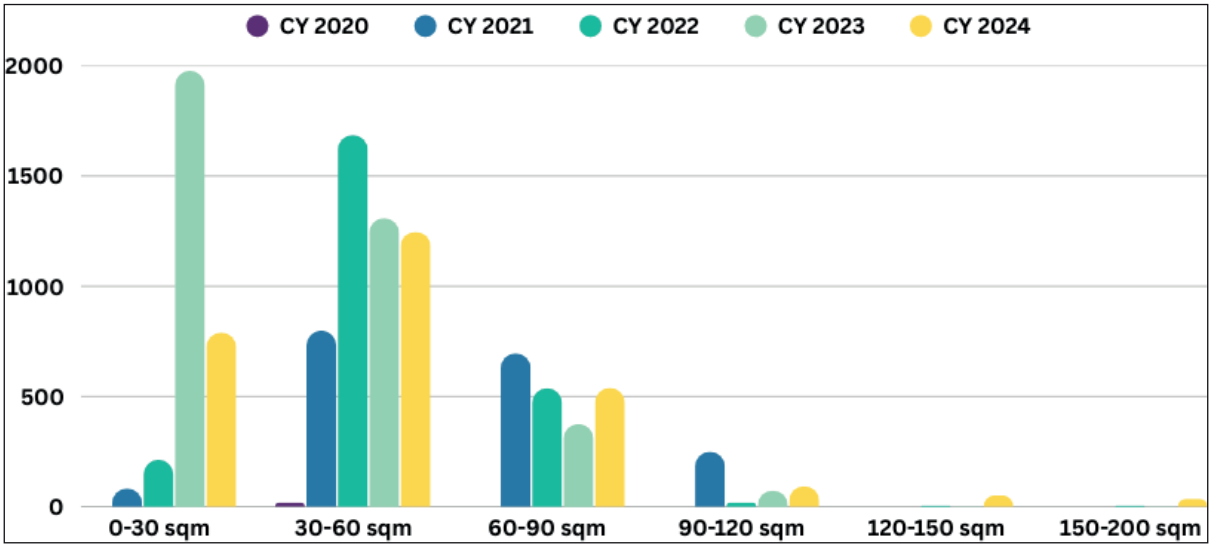
Analysis of New Supply by Carpet Area



Carpet Area	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
0-30 sqm	0	83	213	1977	790
30-60 sqm	20	799	1685	1308	1247
60-90 sqm	1	696	538	375	539
90-120 sqm	0	250	19	74	94
120-150 sqm	0	0	6	3	52
150-200 sqm	0	1	6	2	37

0-30 sqm: Dramatic growth in this segment compared to the previous average showcases strong demand for ultra-compact housing. This surge is likely driven by an influx of younger residents and single professionals looking for affordable options in Motilal Nagar.

30-60 sqm: Significant growth reflects sustained interest in small to mid-sized homes. This points to a strong appeal among small families and first-time buyers attracted by affordability and local amenities.

60-90 sqm: There is noticeable growth, suggesting a healthy demand for slightly larger units. This may be fuelled by families seeking more space while remaining within budget constraints.

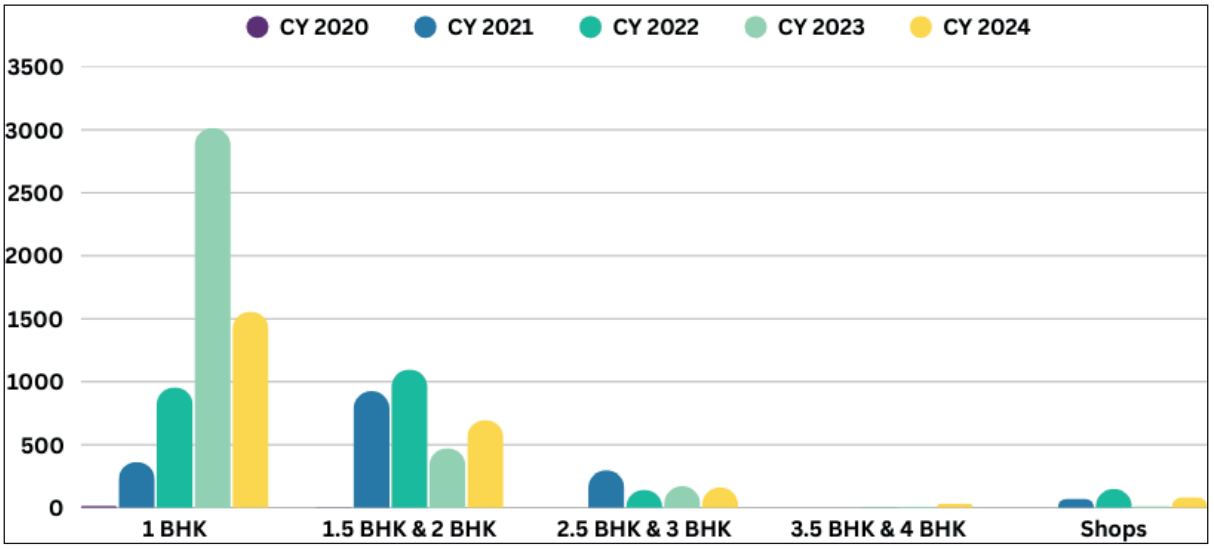
90-120 sqm: The increase in supply indicates rising interest in more spacious homes, likely from affluent buyers or those upgrading their living standards. The area's expanding infrastructure and amenities support this trend.

120-150 sqm: Limited but growing supply suggests niche demand for luxurious, spacious homes. Developers may be targeting specific, upscale clients looking for exclusivity.

150-200 sqm: Minimal supply reflects exclusive interest from luxury market segments. This could be a strategic move to appeal to high-net-worth individuals.

Motilal Nagar offers diverse housing options, from affordable to luxury segments, catering to a broad demographic. Developers should focus on maintaining this variety to meet diverse consumer needs.

Analysis of New Supply by Configuration



400104	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Total units	21	1840	2470	3742	2763
1 BHK	16	363	957	3014	1558
1.5 BHK & 2 BHK	5	925	1098	472	697
2.5 BHK & 3 BHK	0	298	144	171	162
3.5 BHK & 4 BHK	0	2	5	11	35
Shops	0	73	150	12	84

1 BHK: There's robust growth in 1 BHK units, highlighting demand for affordable, compact living spaces. This aligns with the area's appeal to singles, young professionals, and small households.

1.5 BHK & 2 BHK: While growth remains strong, a dip in recent years could suggest a saturated market or shifting preferences towards even larger spaces. These configurations still attract small families and reflect the area's growth potential.

2.5 BHK & 3 BHK: Gradual growth indicates a steady demand for larger family homes. This reflects an increasing sophistication in the local market, appealing to families looking for spacious yet affordable living.

3.5 BHK & 4 BHK: The rise in these luxury segments indicates emerging affluence in Motilal Nagar, though it remains relatively niche. This suggests upscale living is gaining ground, catering to wealthier buyers.

Shops: The growth in retail space suggests an energetic local economy with rising demand for commercial activities. This supports residential expansion and aligns with increasing consumer needs.

Developers and investors should focus on expanding both affordable and luxury housing segments, while strengthening the commercial infrastructure to support the growing residential community. Balancing diverse housing needs with commercial growth will sustain Motilal Nagar's appeal.